

45-006-770-001-03 2018 Est. T.C.V. RAND FAMILY LIMITED PARTNERSHIP
 Property Class: 401 6968 W HARBOR HWY
 Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	626.00	1.0142	1.1185	13000	100		1,416,526
96 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =								1,416,526

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	432	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 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1592 SF Floor Area = 1990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	86.36	-10.82	0.00	1592	120,260

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
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

(17) Garages

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

Base Cost	22.83	484	11,050
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 213,941

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 128,365
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 237,475

2018 Est. T.C.V. 006-770-001-03 = 1,661,501

Est. TCV/Total Floor Area = 834.93, Most recent sale 09/14/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
755,300	755,300	755,300	360,544	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	75,500	0	0	7,571	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
830,800	830,800	830,800	368,115	368,115	0	

45-006-770-002-00 2018 Est. T.C.V. KOMMETH DANIEL & NATALIE
 Property Class: 401 6950 W HARBOR HWY
 Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	622.00	1.0142	1.1167	13000	100		1,414,258
96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value =								1,414,258

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	4500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	2.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1696 SF Floor Area = 1696 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.57	-10.64	0.00	1696	108,425

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	46.22	165	7,626
CGEP (1 Story), Standard	60.42	95	5,740
CGEP (1 Story), Standard	30.24	504	15,241
WPP, Standard	8.77	560	4,911

(17) Garages

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

Base Cost	23.80	440	10,472
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 235,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 153,275
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 283,558

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.70	-13.07	0.00	624	38,457

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	34.76	64	2,225
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(17) Garages

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

Base Cost	18.25	528	9,636
Common Wall: 1 Wall	-1025.00	1	-1,025

Parcel Number: 45-006-770-002-00

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Automatic Doors	375.00	2	750			
County Multiplier = 1.39 =>				Cost New =	73,278	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost =	43,967	
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 =>	TCV of Bldg: 2	=		81,338	
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2018 Est. T.C.V. 006-770-002-00				=	1,789,154	
Est. TCV/Total Floor Area = 771.19, Most recent sale 10/03/2012 for 1,200,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
820,700	820,700	820,700	626,069	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	73,900	0	0	13,147	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
894,600	894,600	894,600	639,216	639,216	0	

45-006-770-003-01 2018 Est. T.C.V. POWELL MARY ANN TRUST
 Property Class: 401 W HARBOR HWY
 Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	615.00	1.0142	1.1135	13000	100	1,410,262
96 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								1,410,262

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

(11) Heating System: Forced Heat & Cool

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

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

Other Additions/Adjustments	Rate	Size	Cost

(13) Plumbing

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

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

Base Cost	18.95	480	9,096
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Automatic Doors	375.00	1	375
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County Multiplier = 1.39 => Cost New = 9,829

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 5,897

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 10,910

2018 Est. T.C.V. 006-770-003-01 = 1,421,172

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/02/2012 for 911,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
637,500	637,500	637,500	487,785	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	73,100	0	10,243	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
710,600	710,600	710,600	498,028	498,028	0	

45-006-770-004-00 2018 Est. T.C.V. POWELL NICHOLAS K
 Property Class: 401 6936 W HARBOR HWY
 Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	615.00	1.0142	1.1135	13000	100		1,410,262
96 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								1,410,262

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	12.49	1.00	494	0	0
D/W/P: Asphalt Paving	2.01	1.00	3900	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2284 SF Floor Area = 3656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	103.10	-11.22	2.63	2284	215,861
1	Story Siding	Overhang	44.91	0.00	0.00	230	10,329

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer

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

(16) Porches

WCP (1 Story), Standard	36.55	96	3,509
WSEP (1 Story), Standard	30.85	230	7,096

(16) Deck/Balcony

Treated Wood, Standard	7.15	959	6,857
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(17) Garages

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

Base Cost	25.60	1016	26,010
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 => Cost New = 420,421

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 402,250
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 744,162

2018 Est. T.C.V. 006-770-004-00 = 2,164,424

Est. TCV/Total Floor Area = 592.02, Most recent sale 09/30/2011 for 505,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,027,400	1,027,400	1,027,400	762,190	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	54,800	0	0	16,005	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,082,200	1,082,200	1,082,200	778,195	778,195	0	

45-006-770-005-00 2018 Est. T.C.V. PUTNAM JACK S & SUSAN R
 Property Class: 401 6914 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	610.00	1.0142	1.1113	13000	100	1,407,387
96 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,407,387

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1966

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2338 SF Floor Area = 2338 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.35	-9.73	1.85	2188	138,872
1	Story Siding	Crawl Space	71.35	-9.73	1.85	150	9,521

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Wood Stove	2000.00	1	2,000

(16) Porches

CPP, Standard	16.05	102	1,637
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(16) Deck/Balcony

Treated Wood, Standard	7.22	414	2,989
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(17) Garages

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

Base Cost	16.73	968	16,195
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 261,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 209,549
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 387,666

2018 Est. T.C.V. 006-770-005-00 = 1,800,053

Est. TCV/Total Floor Area = 769.91, Most recent sale 07/07/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
829,700	829,700	829,700	302,040	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	70,300	0	6,342	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900,000	900,000	900,000	308,382	308,382	308,382	

45-006-770-006-00 2018 Est. T.C.V. MUNSON JAMES & BARBARA JOINT TRUST
 Property Class: 401 6890 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	607.00	1.0142	1.1099	13000	100	1,405,653
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,405,653

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	2400	0	0
Shed: Wood Frame	10.98	1.00	336	50	1,845
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 =					4,345

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2279 SF Floor Area = 2519 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.57	-9.80	0.00	2279	140,774
1	Story Siding	Overhang	38.65	0.00	0.00	240	9,276

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

CPP, Standard	15.31	112	1,715
WPP, Standard	8.50	864	7,344

(17) Garages

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

Base Cost	26.30	624	16,411
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 275,519

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 220,415
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 407,767

2018 Est. T.C.V. 006-770-006-00 = 1,817,765

Est. TCV/Total Floor Area = 721.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
839,500	839,500	839,500	344,169	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	69,400	0	7,227	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
908,900	908,900	908,900	351,396	351,396	351,396	

45-006-770-007-00 2018 Est. T.C.V. KLEVORN ROBERT S & MARCY
 Property Class: 401 6872 W HARBOR HBR
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	603.00	1.0142	1.1081	13000	100	1,403,332
96 Actual Front Feet, 1.33 Total Acres Total Est. Land Value =								1,403,332

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	2700	0	0
Shed: Wood Frame	12.78	1.00	59	50	377
Shed: Wood Frame	12.81	1.00	58	50	372
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 =					5,749

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C+10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 976 SF Floor Area = 976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.31	0.00	2.11	976	74,586

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	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: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	7.10	1027	7,292
WPP, Standard	14.45	104	1,503
WCP (1 Story), Standard	54.24	24	1,302

(16) Deck/Balcony

Treated Wood, Standard	6.10	770	4,697
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County Multiplier = 1.39 => Cost New = 145,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 109,217

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	976	11,175
County Multiplier = 1.39 =>			Cost New = 15,534
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 7,767

Total Depreciated Cost = 116,983

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 216,419

2018 Est. T.C.V. 006-770-007-00 = 1,625,500

Est. TCV/Total Floor Area = 1665.47, Most recent sale 08/17/2010 for 1,250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
743,800	743,800	743,800	576,238	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	69,000	0	0	12,100	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
812,800	812,800	812,800	588,338	588,338	0

45-006-770-008-00 2018 Est. T.C.V. EGLOFF JOHN D & PATRICIA K
 Property Class: 401 6876 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	600.00	1.0142	1.1067	13000	100	1,401,583
LK MI "A"	13000	0.00	600.00	1.0142	1.1067	13000	100	0
96 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								1,401,583

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1788 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.97	-10.48	0.00	1788	113,520

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Deck/Balcony

Treated Wood, Standard	7.26	390	2,831
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(17) Garages

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

Base Cost	24.60	408	10,037
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 204,043

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 122,426
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 226,487

2018 Est. T.C.V. 006-770-008-00 = 1,633,070

Est. TCV/Total Floor Area = 913.35, Most recent sale 08/13/1996 for 166,666

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
748,500	748,500	748,500	323,813	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,000	0	0	6,800	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
816,500	816,500	816,500	330,613	330,613	330,613	

45-006-770-009-00 2018 Est. T.C.V. STANTON DAVID J & LAURA M STANTON
 Property Class: 401 6868 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	606.00	1.0142	1.1094	13000	100		1,405,074
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,405,074

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1682 SF Floor Area = 2814 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	126.88	0.00	3.33	1132	147,398
1	Story Siding	Basement	82.31	0.00	1.67	550	46,189

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches

CCP (1 Story), Standard	33.48	110	3,683
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(16) Deck/Balcony

Treated Wood, Standard	7.92	269	2,130
Treated Wood, Standard	7.15	786	5,620

(17) Garages

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

Base Cost	30.38	702	21,327
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	2	1,000

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

Base Cost	34.80	512	17,818
Automatic Doors	500.00	1	500

County Multiplier = 1.39 =>

Cost New = 373,165

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	317,191
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 =		586,802

2018 Est. T.C.V. 006-770-009-00 = 1,999,376

Est. TCV/Total Floor Area = 710.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
948,600	948,600	948,600	329,634	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	51,100	0	6,922	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
999,700	999,700	999,700	336,556	336,556	336,556	

45-006-770-010-00 2018 Est. T.C.V. WATT DAVID M JR TRUST
 Property Class: 401 6860 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	595.00	1.0142	1.1044	13000	60 INTEREST SPLIT	839,192
96 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								839,192

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2318 SF Floor Area = 4524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.23	-9.75	3.25	1838	172,276
1	Story Siding	Crawl Space	71.42	-9.75	1.85	480	30,490
1	Story Siding	Overhang	38.57	0.00	0.00	800	30,856
1	Story Siding	Overhang	38.57	0.00	0.00	27	1,041

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	2	9,600

(16) Deck/Balcony

Treated Wood, Standard	7.52	294	2,211
Treated Wood, Standard	6.95	564	3,920
Treated Wood, Standard	10.95	60	657
Treated Wood w/Roof, Standard	32.25	60	1,935

(17) Garages

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

Base Cost	19.65	800	15,720
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 396,859

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 60/54.0, Depr.Cost = 214,304

Economic Depreciation because of: INTEREST SPLIT

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 396,463

2018 Est. T.C.V. 006-770-010-00 = 1,240,655

Est. TCV/Total Floor Area = 274.24, Most recent sale 07/14/2000 for 865,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
585,800	585,800	585,800	424,058	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,500	0	0	8,905	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
620,300	620,300	620,300	432,963	432,963	432,963	

45-006-770-010-01 2018 Est. T.C.V. WATT MEGGEN M
 Property Class: 401 6860 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	595.00	1.0142	1.1044	13000	20 INTEREST SPLIT	279,731
96 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								279,731

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2318 SF Floor Area = 4524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.23	-9.75	3.25	1838	172,276
1	Story Siding	Crawl Space	71.42	-9.75	1.85	480	30,490
1	Story Siding	Overhang	38.57	0.00	0.00	800	30,856
1	Story Siding	Overhang	38.57	0.00	0.00	27	1,041

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
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	2	9,600

(16) Deck/Balcony

Treated Wood, Standard	7.52	294	2,211
Treated Wood, Standard	6.95	564	3,920
Treated Wood, Standard	10.95	60	657
Treated Wood w/Roof, Standard	32.25	60	1,935

(17) Garages

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

Base Cost	19.65	800	15,720
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 396,859

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 20/18.0, Depr.Cost = 71,435

Economic Depreciation because of: INTEREST SPLIT

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 132,154

2018 Est. T.C.V. 006-770-010-01 = 416,885

Est. TCV/Total Floor Area = 92.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,900	196,900	196,900	145,236	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,049	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,400	208,400	208,400	148,285	148,285	148,285	

45-006-770-010-02 2018 Est. T.C.V. WATT MORGAN M
 Property Class: 401 6860 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	595.00	1.0142	1.1044	13000	20 INTEREST SPLIT	279,731
96 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								279,731

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2318 SF Floor Area = 4524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.23	-9.75	3.25	1838	172,276
1	Story Siding	Crawl Space	71.42	-9.75	1.85	480	30,490
1	Story Siding	Overhang	38.57	0.00	0.00	800	30,856
1	Story Siding	Overhang	38.57	0.00	0.00	27	1,041

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
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	2	9,600

(16) Deck/Balcony

Treated Wood, Standard	7.52	294	2,211
Treated Wood, Standard	6.95	564	3,920
Treated Wood, Standard	10.95	60	657
Treated Wood w/Roof, Standard	32.25	60	1,935

(17) Garages

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

Base Cost	19.65	800	15,720
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 396,859

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 20/18.0, Depr.Cost = 71,435

Economic Depreciation because of: INTEREST SPLIT

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 132,154

2018 Est. T.C.V. 006-770-010-02 = 416,885

Est. TCV/Total Floor Area = 92.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,900	196,900	196,900	145,236	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,049	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,400	208,400	208,400	148,285	148,285	148,285	

45-006-770-011-00 2018 Est. T.C.V. PLESSNER MICHAEL A TRUST
 Property Class: 401 6842 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	600.00	1.0142	1.1067	13000	100		1,401,583
96 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								1,401,583

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	2000	0	0
D/W/P: 3.5 Concrete	4.41	1.00	114	0	0
D/W/P: Crushed Rock	1.33	1.00	400	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	400	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 B-10 Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1439 SF Floor Area = 1439 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	79.92	0.00	1.58	1439	117,279

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 1 Story	4660.00	1	4,660

(16) Porches

WCP (1 Story), Standard	30.67	143	4,386
WPP, Standard	13.35	203	2,710

(17) Garages

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

Base Cost	32.05	612	19,615
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 =>

Cost New = 226,360

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 217,892

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1439	22,952
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County Multiplier = 1.39 => Cost New = 31,903

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 15,952

Total Depreciated Cost = 233,844

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 432,611

2018 Est. T.C.V. 006-770-011-00 = 1,839,194

Est. TCV/Total Floor Area = 1278.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
860,700	860,700	860,700	547,931	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	58,900	0	0	11,506	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
919,600	919,600	919,600	559,437	559,437	559,437	

45-006-770-012-00 2018 Est. T.C.V. SCHENK CHRISTOPH
 Property Class: 401 6824 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	96.06	607.00	1.0142	1.1099	13000	100		1,405,653
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,405,653

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 A Blt 2015

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2660 SF Floor Area = 6461 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Stone	Basement	229.88	0.00	-13.23	2660	576,289
1	Story Siding	Overhang	71.01	0.00	0.00	860	61,069
1	Story Siding	Overhang	71.01	0.00	0.00	281	19,954

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1275.00	1	1,275

(13) Plumbing

3 Fixture Bath	6150.00	3	18,450
2 Fixture Bath	4100.00	1	4,100
Separate Shower	1880.00	1	1,880

(14) Water/Sewer

Well, 100 Feet	3550.00	1	3,550
1000 Gal Septic	4225.00	1	4,225

(15) Built-Ins & Fireplaces

Appliance Allowance	5650.00	2	11,300
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(17) Garages

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

Base Cost	36.75	1023	37,595
Common Wall: 1 Wall	-2725.00	1	-2,725

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

Base Cost	15.47	768	11,881
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>

Cost New = 1,041,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 1,010,136
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,868,752

2018 Est. T.C.V. 006-770-012-00 = 3,279,405

Est. TCV/Total Floor Area = 507.57, Most recent sale 08/15/2003 for 1,350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,595,000	1,595,000	1,595,000	1,414,227	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	44,700	0	0	29,698	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,639,700	1,639,700	1,639,700	1,443,925	1,443,925	1,443,925	

45-006-770-013-00 2018 Est. T.C.V. MCLAUGHLIN EDWARD LIVING TRUST
 Property Class: 401 6796 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	614.00	1.0142	1.1131	13000	100	1,409,688
96 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,409,688

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 1981

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2331 SF Floor Area = 4682 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	109.92	-9.74	3.70	1081	112,294
1	Story Siding	Crawl Space	71.37	-9.74	1.85	264	16,759
1	Story Siding	Crawl Space	71.37	-9.74	1.85	384	24,376
1	Story Siding	Crawl Space	71.37	-9.74	1.85	126	7,998
1	Story Siding	Crawl Space	71.37	-9.74	1.85	476	30,216
1	Story Siding	Overhang	38.54	0.00	0.00	1270	48,946

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.11	492	3,498
Treated Wood, Standard	7.36	336	2,473

(17) Garages

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

Base Cost	20.95	1270	26,607
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 406,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 325,063
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 601,366

2018 Est. T.C.V. 006-770-013-00 = 2,016,054

Est. TCV/Total Floor Area = 430.60, Most recent sale 01/10/1981 for 69,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
956,200	956,200	956,200	337,098	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	51,800	0	7,079	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,008,000	1,008,000	1,008,000	344,177	344,177	344,177	

45-006-770-014-00 2018 Est. T.C.V. HESTON WILLIAM A & JANET E
 Property Class: 401 6788 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	96.06	620.00	1.0142	1.1158	13000	100	1,413,120
96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value =								1,413,120

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					3,114

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1552 SF Floor Area = 1552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.75	-9.57	0.00	1552	91,847

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Sauna	5460.00	1	5,460
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	20.83	224	4,666
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(16) Deck/Balcony

Treated Wood, Standard	6.15	576	3,542
Treated Wood, Standard	6.99	212	1,482
Treated Wood, Standard	6.21	530	3,291

(17) Garages

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

Base Cost	25.85	144	3,722
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 179,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 116,955
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 216,366

2018 Est. T.C.V. 006-770-014-00 = 1,632,600

Est. TCV/Total Floor Area = 1051.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
742,500	742,500	742,500	262,107	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	73,800	0	5,504	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
816,300	816,300	816,300	267,611	267,611	267,611	

45-006-775-000-00	2018 Est. T.C.V.	SHIP WATCH CONDO COMMONS
Property Class: 470		SHIP WATCH
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

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

2018 Est. T.C.V. 006-775-000-00	=	0
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Est. TCV/Total Floor Area = 0.00

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

45-006-775-001-00 2018 Est. T.C.V. LAMOTT WILLIAM L & ANN M
 Property Class: 407 1 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1346 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.91	-11.07	0.00	1346	73,815
1 Exterior Units, (@6% more) Base cost of Exterior units =							78,244

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.58	76	2,704
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(16) Deck/Balcony

Treated Wood, Standard	11.25	55	619
Wood Balcony	23.50	127	2,985
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 139,403

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 111,522
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 323,415

2018 Est. T.C.V. 006-775-001-00 = 403,415

Est. TCV/Total Floor Area = 299.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,600	196,600	196,600	105,288	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	2,211	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,700	201,700	201,700	107,499	107,499	0	

45-006-775-002-00 2018 Est. T.C.V. EDSON JANICE MAUREEN
 Property Class: 407 5 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100			40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.30	68	2,536
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(16) Deck/Balcony

Wood Balcony	23.50	137	3,220
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County Multiplier = 1.39 => Cost New = 94,746

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 75,796
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 219,810

2018 Est. T.C.V. 006-775-002-00 = 259,810

Est. TCV/Total Floor Area = 382.07, Most recent sale 05/17/2016 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	125,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	2,643	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,900	129,900	129,900	128,543	128,543	0	

45-006-775-003-00 2018 Est. T.C.V. SCHLEIF GARY H & PATRICIA P
 Property Class: 407 7 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Wood Balcony	23.50	154	3,619
Wood Balcony	23.50	61	1,434

County Multiplier = 1.39 => Cost New = 118,063

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 94,450
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 273,905

2018 Est. T.C.V. 006-775-003-00 = 353,905

Est. TCV/Total Floor Area = 337.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	97,188	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	2,040	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,000	177,000	177,000	99,228	99,228	0	

45-006-775-004-00 2018 Est. T.C.V. ZELKOWITZ KATHLEEN M TRUST
 Property Class: 407 11 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.89	61	2,372
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(16) Deck/Balcony

Wood Balcony	23.50	154	3,619
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County Multiplier = 1.39 => Cost New = 119,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 101,462
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 294,241

2018 Est. T.C.V. 006-775-004-00 = 374,241

Est. TCV/Total Floor Area = 356.42, Most recent sale 05/27/2016 for 354,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	175,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,400	3,500	8,400	3,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,100	187,100	187,100	187,279	187,100	0	

45-006-775-005-00 2018 Est. T.C.V. FOGARASI JOHN J & MARIYA A
 Property Class: 407 3 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 673 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	123.34	-13.84	0.00	673	73,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							78,115

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.58	76	2,704
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(16) Deck/Balcony

Wood Balcony	23.50	187	4,395
Wood Balcony	23.50	51	1,199

County Multiplier = 1.39 => Cost New = 140,030

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 112,024
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 324,870

2018 Est. T.C.V. 006-775-005-00 = 404,870

Est. TCV/Total Floor Area = 300.79, Most recent sale 05/18/2001 for 375,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,300	196,300	196,300	168,805	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	3,544	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,400	202,400	202,400	172,349	172,349	0	

45-006-775-006-00 2018 Est. T.C.V. YOUNGBERG KARIN
 Property Class: 407 6 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100			40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.30	68	2,536
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(16) Deck/Balcony

Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	46	1,081

County Multiplier = 1.39 => Cost New = 91,348

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 73,079
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 211,928

2018 Est. T.C.V. 006-775-006-00 = 251,928

Est. TCV/Total Floor Area = 370.48, Most recent sale 11/04/2011 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,000	120,000	120,000	120,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	2,520	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,000	126,000	126,000	122,520	122,520	0	

45-006-775-007-00 2018 Est. T.C.V. BUFFA GASPER JR & THERESA
 Property Class: 407 9 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.89	61	2,372
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(16) Deck/Balcony

Wood Balcony	23.50	154	3,619
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,062
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 281,480

2018 Est. T.C.V. 006-775-007-00 = 361,480

Est. TCV/Total Floor Area = 344.27, Most recent sale 05/26/2015 for 360,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	174,758	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	3,669	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,700	180,700	180,700	178,427	178,427	0	

45-006-775-008-00 2018 Est. T.C.V. PARSON ELAINE A & WILLIAM M
 Property Class: 407 13 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: 2nd on Same Stack	3200.00	1	3,200

(16) Porches

WCP (1 Story), Standard	38.89	61	2,372
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(16) Deck/Balcony

Wood Balcony	23.50	154	3,619
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 125,776

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 100,620
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 291,799

2018 Est. T.C.V. 006-775-008-00 = 371,799

Est. TCV/Total Floor Area = 354.09, Most recent sale 11/10/2017 for 380,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	160,174	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,700	0	25,726	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,900	185,900	185,900	163,537	185,900	0	

45-006-775-009-00 2018 Est. T.C.V. PHILLIPS BEN & MARY
 Property Class: 407 15 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: 2nd on Same Stack	3200.00	1	3,200

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
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County Multiplier = 1.39 => Cost New = 124,342

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 99,473
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 288,473

2018 Est. T.C.V. 006-775-009-00 = 368,473

Est. TCV/Total Floor Area = 350.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	97,188	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,000	0	2,040	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,200	184,200	184,200	99,228	99,228	0	

45-006-775-010-00 2018 Est. T.C.V. LONG LELAND JULIA TRUST
 Property Class: 407 19 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
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County Multiplier = 1.39 => Cost New = 119,894

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 95,915
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 278,153

2018 Est. T.C.V. 006-775-010-00 = 358,153

Est. TCV/Total Floor Area = 341.10, Most recent sale 01/17/1997 for 159,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	113,732	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	2,388	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,100	179,100	179,100	116,120	116,120	0	

45-006-775-011-50 2018 Est. T.C.V. BENSON JAN S & WHITELOW NANCY A
 Property Class: 407 23 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
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County Multiplier = 1.39 => Cost New = 119,894

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 95,915
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 278,153

2018 Est. T.C.V. 006-775-011-50 = 358,153

Est. TCV/Total Floor Area = 341.10, Most recent sale 03/17/2014 for 330,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,263	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	3,470	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,100	179,100	179,100	168,733	168,733	0	

45-006-775-012-00 2018 Est. T.C.V. WHEAT FAMILY REVOCABLE TRUST
 Property Class: 407 27 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
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County Multiplier = 1.39 => Cost New = 119,894

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 95,915
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 278,153

2018 Est. T.C.V. 006-775-012-00 = 358,153

Est. TCV/Total Floor Area = 341.10, Most recent sale 09/05/2014 for 325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,263	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	3,470	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,100	179,100	179,100	168,733	168,733	0	

45-006-775-013-00 2018 Est. T.C.V. HALLGREN FAMILY TRUST
 Property Class: 407 17 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,854

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,483
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 282,700

2018 Est. T.C.V. 006-775-013-00 = 362,700

Est. TCV/Total Floor Area = 345.43, Most recent sale 11/17/2000 for 287,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	155,807	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,271	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	159,078	159,078	0	

45-006-775-014-00 2018 Est. T.C.V. CRAWMER WILLAM ROBERT & ANDREA M
 Property Class: 407 21 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,854

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,483
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 282,700

2018 Est. T.C.V. 006-775-014-00 = 362,700

Est. TCV/Total Floor Area = 345.43, Most recent sale 10/15/2012 for 340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,263	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,470	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	168,733	168,733	0	

45-006-775-015-00 2018 Est. T.C.V. CARTWRIGHT MARY L TRUST
 Property Class: 407 25 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,854

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,483
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 282,700

2018 Est. T.C.V. 006-775-015-00 = 362,700

Est. TCV/Total Floor Area = 345.43, Most recent sale 06/30/2014 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,263	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,470	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	168,733	168,733	0	

45-006-775-016-00 2018 Est. T.C.V. WORTH DANIEL & MARGARET
 Property Class: 407 29 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,854

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,483
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 282,700

2018 Est. T.C.V. 006-775-016-00 = 362,700

Est. TCV/Total Floor Area = 345.43, Most recent sale 09/04/2012 for 274,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,263	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	3,470	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	168,733	168,733	0	

45-006-775-017-00 2018 Est. T.C.V. HOISINGTON DAVID H & KATHI JO
 Property Class: 407 31 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
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County Multiplier = 1.39 => Cost New = 119,894

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 95,915
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 278,153

2018 Est. T.C.V. 006-775-017-00 = 358,153

Est. TCV/Total Floor Area = 341.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	97,188	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	2,040	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,100	179,100	179,100	99,228	99,228	0	

45-006-775-018-00 2018 Est. T.C.V. HIGGINS THOMAS C & RITA TRUST
 Property Class: 407 35 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1	Units	40000.00000	100		40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.30	68	2,536
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(16) Deck/Balcony

Wood Balcony	23.50	137	3,220
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County Multiplier = 1.39 => Cost New = 89,846

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 71,877
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 208,442

2018 Est. T.C.V. 006-775-018-00 = 248,442

Est. TCV/Total Floor Area = 365.36, Most recent sale 02/20/1993 for 97,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,000	120,000	120,000	72,889	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	1,530	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,200	124,200	124,200	74,419	74,419	0	

45-006-775-019-00 2018 Est. T.C.V. LOVASZ J RONALD TRUST
 Property Class: 407 37 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100			40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.30	68	2,536
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(16) Deck/Balcony

Treated Wood, Standard	11.25	55	619
Wood Balcony	23.50	137	3,220

County Multiplier = 1.39 => Cost New = 95,606

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 76,484
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 221,805

2018 Est. T.C.V. 006-775-019-00 = 261,805

Est. TCV/Total Floor Area = 385.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	72,889	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	1,530	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,900	130,900	130,900	74,419	74,419	0	

45-006-775-020-00 2018 Est. T.C.V. DUNBAR JAMES H TRUST
 Property Class: 407 39 SHIP WATCH & 40
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1346 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.91	-11.07	0.00	1346	73,815
1 Exterior Units, (@6% more) Base cost of Exterior units =							78,244

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.58	76	2,704
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(16) Deck/Balcony

Wood Balcony	23.50	187	4,395
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County Multiplier = 1.39 => Cost New = 138,543

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,834
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 321,419

2018 Est. T.C.V. 006-775-020-00 = 401,419

Est. TCV/Total Floor Area = 298.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,600	196,600	196,600	105,288	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	2,211	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,700	200,700	200,700	107,499	107,499	0	

45-006-775-021-00 2018 Est. T.C.V. SCHUESSLER FAMILY TRUST
 Property Class: 407 33 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.90	-12.00	0.00	1050	61,845
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
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(16) Deck/Balcony

Wood Balcony	23.50	168	3,948
Wood Balcony	23.50	60	1,410

County Multiplier = 1.39 => Cost New = 121,854

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 97,483
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 282,700

2018 Est. T.C.V. 006-775-021-00 = 362,700

Est. TCV/Total Floor Area = 345.43, Most recent sale 01/11/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	146,618	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	0	3,078	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	149,696	149,696	0	

45-006-775-022-00 2018 Est. T.C.V. SCHABES PAMELA L TRUST
 Property Class: 407 36 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100			40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.52	67	2,514
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(16) Deck/Balcony

Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	46	1,081

County Multiplier = 1.39 => Cost New = 91,317

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 73,054
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 211,855

2018 Est. T.C.V. 006-775-022-00 = 251,855

Est. TCV/Total Floor Area = 370.38, Most recent sale 01/10/2014 for 283,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,000	120,000	120,000	120,000	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	2,520	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,900	125,900	125,900	122,520	122,520	0	

45-006-775-023-00 2018 Est. T.C.V. BEETY FAMILY TRUST
 Property Class: 407 38 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100			40,000
0.00 Total Acres Total Est. Land Value =								40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.49	-13.79	0.00	680	45,356
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,077

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.52	67	2,514
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(16) Deck/Balcony

Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	46	1,081

County Multiplier = 1.39 => Cost New = 96,217

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 76,973
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 223,223

2018 Est. T.C.V. 006-775-023-00 = 263,223

Est. TCV/Total Floor Area = 387.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,900	125,900	125,900	72,889	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	1,530	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,600	131,600	131,600	74,419	74,419	0	

45-006-775-024-00 2018 Est. T.C.V. LEFLEIN JEFFREY & LAURIE
 Property Class: 407 41 SHIP WATCH
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	80000.00000	100			80,000
0.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1346 SF Floor Area = 1346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.91	-11.07	0.00	1346	73,815
1 Exterior Units, (@6% more) Base cost of Exterior units =							78,244

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.58	76	2,704
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(16) Deck/Balcony

Wood Balcony	23.50	187	4,395
Wood Balcony	23.50	51	1,199

County Multiplier = 1.39 =>

Cost New = 143,475

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 114,780
 ECF (H775 SHIP WATCH CONDOS) 2.900 => TCV of Bldg: 1 = 332,863

2018 Est. T.C.V. 006-775-024-00 = 412,863

Est. TCV/Total Floor Area = 306.73, Most recent sale 05/15/2009 for 330,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,500	200,500	200,500	176,545	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	3,707	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,400	206,400	206,400	180,252	180,252	0	

45-006-778-001-00 2018 Est. T.C.V. VASIU SAMUEL & ELIZABETH ANN
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655

Economic Depreciation because of: INTEREST SHARE

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-00 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 10/18/2000 for 360,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	80,018	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,100	0	1,680	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	81,698	81,698	0	

45-006-778-001-10 2018 Est. T.C.V. MARINOS PAUL & TAMMY
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-10 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 10/19/2000 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	80,018	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,100	0	0	1,680	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	81,698	81,698	0

45-006-778-001-20 2018 Est. T.C.V. BERNTH BRIAN F & LINDA L
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-20 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 07/22/2015 for 180,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	80,018	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,100	0	0	1,680	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	81,698	81,698	0

45-006-778-001-30 2018 Est. T.C.V. KNAPP KATHLEEN R ET AL
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres		Total Est.		Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-30 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 10/18/2000 for 360,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	81,698	81,698	0	

45-006-778-001-40 2018 Est. T.C.V. INCHAUSTEGUI MARIO F TRUST
 Property Class: 407 1 SHORESIDE 1-E
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-40 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 09/17/2004 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	81,698	81,698	0	

45-006-778-001-50 2018 Est. T.C.V. VASIU JENNIFER C REVOCABLE
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-50 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 05/02/2005 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	86,677	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,820	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	88,497	88,497	0	

45-006-778-001-60 2018 Est. T.C.V. MARINOS PAUL & TAMMY
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-60 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 10/18/2000 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	81,698	81,698	0	

45-006-778-001-70 2018 Est. T.C.V. CHAPIN RICHARD E LIVING TRUST
 Property Class: 407 1 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-001-70 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 10/18/2000 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	81,698	81,698	0	

45-006-778-002-00 2018 Est. T.C.V. KANDLER WILLIAM C & DEBRA A TRUST
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-00 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 06/07/2007 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-002-10 2018 Est. T.C.V. HART ROY & MARILYN
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-10 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 09/25/2017 for 180,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	3,537	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	89,700	0	

45-006-778-002-20 2018 Est. T.C.V. GROVE GEORGE A & BEVERLY R
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-20 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 09/13/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-002-30 2018 Est. T.C.V. RICH FAMILY TRUST
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-30 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 11/09/2000 for 123,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	81,698	81,698	0	

45-006-778-002-40 2018 Est. T.C.V. LITTLETON ANN L TRUST
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-40 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 08/29/2002 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	81,698	81,698	0	

45-006-778-002-50 2018 Est. T.C.V. INCHAUSTEGUI MARIO F TRUST
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-50 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 12/15/2009 for 177,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-002-60 2018 Est. T.C.V. ORR AMY J & STEPHEN H
 Property Class: 407 2 SHORESIDE G
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-60 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 10/31/2014 for 189,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	93,915	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	-4,215	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	95,887	89,700	0	

45-006-778-002-70 2018 Est. T.C.V. VONFOERSTER STEPHEN & KATHERINE
 Property Class: 407 2 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-002-70 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 11/09/2000 for 118,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	80,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	81,698	81,698	0	

45-006-778-003-00 2018 Est. T.C.V. JOHNSON PENNY J TRUST
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-00 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 12/07/2000 for 123,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	82,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,722	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	83,740	83,740	0	

45-006-778-003-10 2018 Est. T.C.V. WERTENBERGER JAMES ET AL
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres		Total Est.			Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8,	Depr.Cost =	17,470
ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 =		59,399

2018 Est. T.C.V. 006-778-003-10 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 07/28/2005 for 235,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-003-20 2018 Est. T.C.V. WERTENBERGER JAMES & WERTENBERGER J
 Property Class: 407 3 SHORESIDE 3C
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Notes: FRACTIONAL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-20 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 10/31/2014 for 170,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,700	97,700	97,700	93,915	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	-4,215	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,700	89,700	89,700	95,887	89,700	0

45-006-778-003-30 2018 Est. T.C.V. KRAAY CHRISTINE R
 Property Class: 407 3 SHORESIDE 3D
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-30 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 10/23/2009 for 169,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-003-40 2018 Est. T.C.V. KRAMER MAX A & ANN M TRUST
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-40 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 12/11/2000 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	82,018	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,722	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	83,740	83,740	0	

45-006-778-003-50 2018 Est. T.C.V. HANKEE WILLIAMM L & NANCY M
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-50 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 10/29/2009 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-003-60 2018 Est. T.C.V. FLANAGAN ANTHONY C & RACHELLE E
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-60 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 03/31/2004 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-003-70 2018 Est. T.C.V. EGELAND ERIC W & LAURIE J DAY
 Property Class: 407 3 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 719 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.58	0.00	2.37	719	75,459	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,987

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

Basement Recreation Finish	15.95	690	11,006
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 161,762

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,470
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 59,399

2018 Est. T.C.V. 006-778-003-70 = 179,399

Est. TCV/Total Floor Area = 166.42, Most recent sale 09/21/2007 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	86,163	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	1,809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	87,972	87,972	0	

45-006-778-004-00 2018 Est. T.C.V. DUPAY SUSAN & STEVEN
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 163,476

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-00 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 08/22/2014 for 187,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	94,320	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,100	0	-4,320	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	96,300	90,000	0	

45-006-778-004-10 2018 Est. T.C.V. FIORONI J JOSEPH & LYNETTE
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-10 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 07/23/2004 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	86,677	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,820	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	88,497	88,497	0	

45-006-778-004-20 2018 Est. T.C.V. PAMELA S FUHRIG TRUST
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-20 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 08/10/2010 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	86,677	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,100	0	0	1,820	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	88,497	88,497	0

45-006-778-004-30 2018 Est. T.C.V. SCHMIDT WILLIAM C & BETHANY A
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-30 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 11/01/2002 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	85,353	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,100	0	0	1,792	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	87,145	87,145	0

45-006-778-004-40 2018 Est. T.C.V. KIRSHENBAUM DAVID & ELAINE
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8,	Depr.Cost =	17,655
ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 =		60,028

2018 Est. T.C.V. 006-778-004-40 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 12/29/2000 for 128,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	85,353	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,792	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	87,145	87,145	0	

45-006-778-004-50 2018 Est. T.C.V. ROSS TIMOTHY W & DIANE A
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 => Cost New = 163,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-50 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 01/05/2001 for 128,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	85,353	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	0	1,792	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	87,145	87,145	0	

45-006-778-004-60 2018 Est. T.C.V. KOOP CATHY S REVOCABLE TRUST
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
		0.00	Total Acres				Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	700	11,165
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 163,476

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,655
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,028

2018 Est. T.C.V. 006-778-004-60 = 180,028

Est. TCV/Total Floor Area = 163.96, Most recent sale 02/19/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,100	98,100	98,100	85,353	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,100	0	1,792	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,000	90,000	90,000	87,145	87,145	0

45-006-778-004-70 2018 Est. T.C.V. AIELLO MITCHELL F & ANNE E
 Property Class: 407 4 SHORESIDE
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE APPURTANCE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00	0000	100		120,000
	0.00	Total Acres			Total Est.		Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 732 SF Floor Area = 1098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Basement	102.10	0.00	2.37	732	76,472	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	81,060

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

Basement Recreation Finish	15.95	732	11,675
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	56.71	35	1,985
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(16) Deck/Balcony

Treated Wood, Standard	8.85	144	1,274
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County Multiplier = 1.39 =>

Cost New = 164,185

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 17,732
 ECF (H778 SHORESIDE CONDOS FRACTIONAL) 3.400 => TCV of Bldg: 1 = 60,289

2018 Est. T.C.V. 006-778-004-70 = 180,289

Est. TCV/Total Floor Area = 164.20, Most recent sale 06/19/2015 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	96,157	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	-6,057	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	98,176	90,100	0	

45-006-785-002-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 202		2 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	176.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$4.60/PSF		22880	SqFt	4.60000	100		105,248
* denotes lines that do not contribute to the total acreage calculation.								
130 Actual Front Feet, 0.53 Total Acres								Total Est. Land Value = 105,248

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.46	15000	50	15,549
Total Estimated Land Improvements True Cash Value =					15,549

2018 Est. T.C.V. 006-785-002-00 = 120,797

Est. TCV/Total Floor Area = 110.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,300	59,300	59,300	24,345	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	511	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	24,856	24,856	0	

45-006-785-003-00 2018 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 3 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	164.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$4.60/PSF		21320	SqFt	4.60000	100		98,072

* denotes lines that do not contribute to the total acreage calculation.
 130 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 98,072

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.39	1100	80	1,969
Fencing: Wd, Split, 2 Rail	8.01	1.39	100	80	891
Total Estimated Land Improvements True Cash Value =					2,860

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

Costs are taken from the Visitor Center cost schedules.

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

Base Rate for Upper Floors = 78.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.55 100%
 Adjusted Square Foot Cost for Upper Floors = 81.55

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.780
 Ave. Floor Area: 264 Perimeter: 68 Perim. Multiplier: 1.485
 Refined Square Foot Cost for Upper Floors: 94.46

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 131.299

Total Floor Area: 264	Base Cost New of Upper Floors =	34,663
	Reproduction/Replacement Cost =	34,663
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	Total Depreciated Cost =	18,371

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

	Reproduction/Replacement Cost =	0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SKIL/POM1000250H	50.00	100	1.39 1.00	100	6,950

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 1 = 35,450
 Replacement Cost/Floor Area= 157.62 Est. TCV/Floor Area= 134.28

Total Estimated True Cash Value of Commercial/Industrial Buildings = 35,450

2018 Est. T.C.V. 006-785-003-00 = 136,382

Est. TCV/Total Floor Area = 516.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,100	68,100	68,100	18,676	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	392	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,200	68,200	68,200	19,068	19,068	0	

45-006-785-004-00 2018 Est. T.C.V. GIZA GEORGE A & PATRICIA TRUST
 Property Class: 401 4 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	120.00	158.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 110K			1 Units	110000.00000	100			110,000
120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	11.28	1.00	63	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 BC Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2163 SF Floor Area = 2163 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.10	0.00	1.85	2163	159,954

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	2	7,050

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	2	7,260

(16) Porches

CPP, Standard	15.31	112	1,715
CGEP (1 Story), Standard	38.35	260	9,971

(17) Garages

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

Base Cost	21.76	810	17,626
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 293,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	205,307
ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 =		349,022

2018 Est. T.C.V. 006-785-004-00 = 461,522

Est. TCV/Total Floor Area = 213.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,400	242,400	242,400	154,261	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,600	0	3,239	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,800	230,800	230,800	157,500	157,500	0	

45-006-785-005-00 2018 Est. T.C.V. HUDSPETH JOHN T & BELYNDA S
 Property Class: 401 5 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	115.00	167.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 110K			1 Units	110000.00000	100			110,000
115 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.11	1.00	64	50	516
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 =					3,016

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1409 SF Floor Area = 2878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	118.41	-11.20	3.70	1409	156,272
1	Story Siding	Overhang	41.65	0.00	0.00	60	2,499

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Stone Veneer	11.20	210	2,352	

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

(14) Water/Sewer				
Public Water	1487.00	1	1,487	
Public Sewer	1487.00	1	1,487	

(15) Built-Ins & Fireplaces				
Appliance Allowance	2610.00	1	2,610	
Fireplace: Interior 2 Story	4800.00	1	4,800	
Fireplace: Prefab 2 Story	4275.00	1	4,275	

(16) Porches				
CPP, Standard	23.20	42	974	
CGEP (1 Story), Standard	45.88	168	7,708	

(16) Deck/Balcony				
Treated Wood, Standard	8.08	184	1,487	
Treated Wood, Standard	8.54	140	1,196	

(17) Garages

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

Base Cost	25.30	576	14,573
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 296,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 236,956
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 402,824

2018 Est. T.C.V. 006-785-005-00 = 515,840

Est. TCV/Total Floor Area = 179.24, Most recent sale 06/14/2013 for 470,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
271,300	271,300	271,300	239,162	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,400	0	0	5,022	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,900	257,900	257,900	244,184	244,184	0

45-006-785-006-00 2018 Est. T.C.V. DUDEK HILLARY R TRUST
 Property Class: 401 6 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	112.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 110K			1 Units	110000.00000	100			110,000
112 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	1200	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 BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.05	0.00	1.85	1792	137,805

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.80	200	1,760
Stone Veneer	11.20	40	448

(9) Basement Finish

Basement Recreation Finish	13.50	785	10,598
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

CCP (1 Story), Standard	28.14	137	3,855
WGEP (1 Story), Standard	49.07	144	7,066
WPP, Standard	12.90	175	2,258

(17) Garages

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

Base Cost	25.31	691	17,489
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 276,766

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	265,778
ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 =		451,822

2018 Est. T.C.V. 006-785-006-00 = 564,322

Est. TCV/Total Floor Area = 314.91, Most recent sale 11/11/2011 for 108,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
307,200	307,200	307,200	247,207	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-25,000	0	5,191	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
282,200	282,200	282,200	252,398	252,398	252,398	

45-006-785-007-00 2018 Est. T.C.V. ST JOHN QUINTON TRUST
 Property Class: 401 7 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	116.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 110K			1 Units	110000.00000	100			110,000
116 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 BC Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2447 SF Floor Area = 2447 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.98	0.00	1.85	2447	178,215

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	2	8,200

(16) Porches

CPP, Standard	Rate	Size	Cost
CPP, Standard	37.51	14	525
CPP, Standard	34.43	18	620

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
Treated Wood, Standard	9.06	112	1,015
Treated Wood, Standard	7.79	232	1,807

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	28.40	528	14,995
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 307,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 245,759

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 13.50 2270 30,645

County Multiplier = 1.39 => Cost New = 42,597

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 21,298

Total Depreciated Cost = 267,057

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 453,997

2018 Est. T.C.V. 006-785-007-00 = 566,497

Est. TCV/Total Floor Area = 231.51, Most recent sale 10/04/2012 for 495,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
298,300	298,300	298,300	258,032	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,100	0	0	5,418	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
283,200	283,200	283,200	263,450	263,450	0	

45-006-785-008-00 2018 Est. T.C.V. FINDER MARGARET P 2003 TRUST
 Property Class: 401 8 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	110.00	171.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
110 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								75,000

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	1500	0	0
D/W/P: Patio Blocks	9.80	1.00	300	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 BC Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1124 SF Floor Area = 1124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	79.97	0.00	1.85	1124	91,966

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	2	4,700

(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: Wood Stove	2000.00	1	2,000

(16) Porches

WPP, Standard	10.33	354	3,657
CGEP (1 Story), Standard	74.89	54	4,044

(17) Basement Garages

Basement Garage: 1 Car	1825.00	1	1,825
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 160,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 118,619

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	956	12,906
County Multiplier = 1.39 =>			Cost New = 17,939
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,			Depr.Cost = 17,939

Total Depreciated Cost = 136,558

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 232,149

2018 Est. T.C.V. 006-785-008-00 = 309,649

Est. TCV/Total Floor Area = 275.49, Most recent sale 11/16/2001 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,500	162,500	162,500	132,462	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,700	0	0	2,781	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,800	154,800	154,800	135,243	135,243	0	

45-006-785-009-00	2018 Est. T.C.V.	SIEGLE RICHARD L & CARLA K
Property Class: 402		9 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	115.00	133.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
115 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 75,000

2018 Est. T.C.V. 006-785-009-00 = 75,000

Est. TCV/Total Floor Area = 66.73, Most recent sale 10/14/1993 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	15,020	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	315	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	15,335	15,335	0	

45-006-785-010-00	2018 Est. T.C.V.	GIZA GEORGE A & PATRICIA M TRUST
Property Class: 402		10 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	170.00	132.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
170 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 75,000

2018 Est. T.C.V. 006-785-010-00 = 75,000

Est. TCV/Total Floor Area = 66.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	15,020	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	315	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	15,335	15,335	0	

45-006-785-011-00 2018 Est. T.C.V. CASE JOHN J & BARBARA L
 Property Class: 401 11 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	117.00	150.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
117 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								75,000

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 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1102 SF Floor Area = 2306 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	123.13	0.00	3.25	1090	137,754
0.5	Story Siding	Overhang	18.36	0.00	0.00	12	220
1	Story Siding	Overhang	43.67	0.00	0.00	393	17,162

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	22.04	296	6,524
WCP (1 Story), Standard	26.41	168	4,437

(16) Deck/Balcony

Treated Wood, Standard	10.71	64	685
Treated Wood, Standard	7.88	214	1,686

(17) Garages

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

Base Cost	23.24	797	18,522
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 275,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 261,750
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 444,975

2018 Est. T.C.V. 006-785-011-00 = 522,475

Est. TCV/Total Floor Area = 226.57, Most recent sale 08/08/2007 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,500	278,500	278,500	218,648	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-17,300	0	4,591	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,200	261,200	261,200	223,239	223,239	0	

45-006-785-012-00 2018 Est. T.C.V. UHEREK ROSEMAIRE & JOHN
 Property Class: 401 12 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	110.00	157.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								75,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1769 SF Floor Area = 2486 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	106.80	0.00	2.63	1433	156,813
1	Story Siding	Crawl Space	86.02	-11.85	1.76	336	25,512

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer	12.15		525				6,379

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00		1				4,125
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(16) Porches

WCP (1 Story), Standard	41.15		67				2,757
WPP, Standard	25.15		42				1,056
WPP, Standard	27.64		35				967
CCP (1 Story), Standard	26.73		192				5,132

(17) Garages

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

Base Cost	27.67		842				23,298
Automatic Doors	500.00		2				1,000
Storage area over garage	4.85		842				4,084

County Multiplier = 1.39 => Cost New = 350,140

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 346,638
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 589,285

2018 Est. T.C.V. 006-785-012-00 = 665,710

Est. TCV/Total Floor Area = 267.78, Most recent sale 10/08/2014 for 82,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,400	352,400	352,400	342,337	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-19,500	0	-9,437	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
332,900	332,900	332,900	349,526	332,900		

45-006-785-013-00 2018 Est. T.C.V. BAXTER DAVID R & ELAINE A
 Property Class: 402 13 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	120.00	158.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								75,000

2018 Est. T.C.V. 006-785-013-00 = 75,000

Est. TCV/Total Floor Area = 30.17, Most recent sale 12/28/2012 for 75,000

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	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-014-00 2018 Est. T.C.V. ADAMS RICHARD J JR & NANCY C
 Property Class: 401 14 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	155.00	160.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
155 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								75,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 819 SF Floor Area = 1188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	98.03	-11.34	0.00	739	64,064
1	Story Siding	Overhang	40.60	0.00	0.00	80	3,248

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.77	367	3,219
WCP (1 Story), Standard	35.64	56	1,996

(16) Deck/Balcony

Treated Wood, Standard	8.77	82	719
Treated Wood, Standard	7.70	132	1,016

County Multiplier = 1.39 => Cost New = 112,049

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,434
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 133,338

2018 Est. T.C.V. 006-785-014-00 = 210,838

Est. TCV/Total Floor Area = 177.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,900	113,900	113,900	52,798	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,500	0	1,108	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,400	105,400	105,400	53,906	53,906	0	

45-006-785-015-00 2018 Est. T.C.V. FARMER POHLONSKI FAMILY TRUST
 Property Class: 401 15 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	120.00	196.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
120 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								75,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.80	1.00	48	50	403
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 =					2,903

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1688 SF Floor Area = 2062 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	85.64	-10.65	2.34	937	72,458
1	Story Siding	Overhang	40.41	0.00	0.00	140	5,657
1	Story Siding	Overhang	40.41	0.00	0.00	50	2,021
1	Story Siding	Overhang	40.41	0.00	0.00	701	28,327

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	2	9,600

(16) Porches

WPP, Standard	10.19	376	3,831
WCP (1 Story), Standard	35.12	80	2,810

(16) Deck/Balcony

Wood Balcony	23.50	10	235
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(17) Garages

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

Base Cost	25.93	649	16,829
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 217,357

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 141,282
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 240,180

2018 Est. T.C.V. 006-785-015-00 = 318,083

Est. TCV/Total Floor Area = 154.26, Most recent sale 11/02/2015 for 305,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
167,000	167,000	167,000	164,063	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,000	0	-5,063	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,000	159,000	159,000	167,508	159,000	0	

45-006-785-016-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		16 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	160.00	289.00	1.0000	1.0000	0	100	SIZE	0
H785 SKIPP EAST SIDE 75K			1 Units	75000.00000	100			75,000
160 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								75,000

2018 Est. T.C.V. 006-785-016-00 = 75,000

Est. TCV/Total Floor Area = 36.37

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-017-00 2018 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 401 16 SKIPPERS WOOD
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	105.00	307.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
105 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								75,000

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	208	0	0
D/W/P: Asphalt Paving	1.86	1.00	3600	0	0
D/W/P: Asphalt Paving	1.86	1.00	2400	0	0
Shed: Wood Frame	16.11	1.00	64	50	516
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,516

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool

(Heating system cost adjusted in area(s): 5)

Ground Area = Size for Rates = 2635 SF Floor Area = 5147 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	76.91	0.00	3.70	506	40,789
2	Story Siding	Basement	108.28	0.00	3.70	685	76,706
2	Story Siding	Crawl Space	108.28	-9.42	3.70	635	65,126
2	Story Siding	Slab	108.28	-10.89	3.70	400	40,436
2	Story Siding	Crawl Space	108.28	-9.42	-3.18	214	20,476
1	Story Siding	Overhang	37.93	0.00	0.00	123	4,665
2	Story Siding	Overhang	76.91	0.00	0.00	19	1,461
2	Story Siding	Overhang	76.91	0.00	0.00	53	4,076

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	13.50	685	9,248
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
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	2	5,220
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Porches

WPP, Standard	11.52	238	2,742
WPP, Standard	10.06	398	4,004
WPP, Standard	13.57	151	2,049
WCP (1 Story), Standard	37.98	65	2,469

(16) Deck/Balcony

Treated Wood, Standard	10.65	65	692
Wood Balcony	23.50	35	823
Wood Balcony	23.50	144	3,384

(17) Garages

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

Base Cost	28.86	506	14,603
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

(17) Basement Garages

Basement Garage: 1.5Car	2200.00	1	2,200
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 448,847

Parcel Number: 45-006-785-017-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 390,497

Separately Depreciated Items:

Unit-in-Place Cost Items:

RES ELEVATOR 15000.00 1 15,000
 County Multiplier = 1.39 => Cost New = 20,850
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 19,808

Total Depreciated Cost = 410,305
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 697,518

2018 Est. T.C.V. 006-785-017-00 = 783,034
 Est. TCV/Total Floor Area = 152.13, Most recent sale 07/01/2014 for 895,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 414,700 414,700 414,700 396,208 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -23,200 0 0 -4,708 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 391,500 391,500 391,500 404,528 391,500 0

45-006-785-018-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		18 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	105.00	269.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
105 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 75,000

2018 Est. T.C.V. 006-785-018-00 = 75,000

Est. TCV/Total Floor Area = 14.57

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-019-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		19 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	105.00	228.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
105 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 75,000

2018 Est. T.C.V. 006-785-019-00 = 75,000

Est. TCV/Total Floor Area = 14.57

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-020-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		16 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	101.00	198.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
101 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								75,000

2018 Est. T.C.V. 006-785-020-00 = 75,000

Est. TCV/Total Floor Area = 14.57

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-021-00	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		21 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	101.00	172.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 75K			1 Units	75000.000000	100			75,000
101 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								75,000

2018 Est. T.C.V. 006-785-021-00 = 75,000

Est. TCV/Total Floor Area = 14.57

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	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	38,287	37,500	0	

45-006-785-023-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		23 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H785 SKIPP EAST SIDE 75K			8 Units	75000.00000	100			600,000
	0.00	Total Acres			Total Est.		Land Value =	600,000

2018 Est. T.C.V. 006-785-023-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-786-031-00	2018 Est. T.C.V.	SAML LLC
Property Class: 402		31 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	161.32	102.61	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
161 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	110,000

2018 Est. T.C.V. 006-786-031-00 = 110,000

Est. TCV/Total Floor Area = 25.64, Most recent sale 12/19/2006 for 144,649

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	39,347	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,818	6,818	0	-5,387	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	40,173	40,173	0	

45-006-786-032-00 2018 Est. T.C.V. BAYBERRY MILLS INC
 Property Class: 401 32 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	95.00	293.46	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
95 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								110,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1982

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2369 SF Floor Area = 2369 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.11	0.00	-3.95	2369	130,674

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

County Multiplier = 1.39 => Cost New = 183,669

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 119,385
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 202,954
 60 % Completed => Est. True Cash Value 2018 = 121,773

2018 Est. T.C.V. 006-786-032-00 = 231,773

Est. TCV/Total Floor Area = 97.84, Most recent sale 01/09/2003 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	38,801	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
67,718	-1,818	0	60,900	7,027	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,900	115,900	115,900	100,515	100,515	0	

45-006-786-034-00 2018 Est. T.C.V. ALBRIGHT JOHN & ANNE
 Property Class: 401 34 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	200.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1113 SF Floor Area = 1726 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	103.91	-12.00	2.37	1113	104,934
1	Story Siding	Overhang	50.45	0.00	0.00	56	2,825

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WSEP (1 Story), Standard	35.36	158	5,587
WPP, Standard	14.72	156	2,296
WPP, Standard	15.09	145	2,188

(16) Deck/Balcony

Treated Wood, Standard	8.86	143	1,267
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County Multiplier = 1.39 => Cost New = 198,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 168,684
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 286,763

2018 Est. T.C.V. 006-786-034-00 = 401,763

Est. TCV/Total Floor Area = 232.77, Most recent sale 03/15/2017 for 415,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
225,700	225,700	225,700	162,867	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-24,800	0	0	38,033	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,900	200,900	200,900	166,287	200,900	0	

45-006-786-035-00 2018 Est. T.C.V. MAURER PROPERTIES LLC
 Property Class: 401 35 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	116.00	187.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
116 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 772 SF Floor Area = 1158 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	99.34	0.00	3.16	772	79,130

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

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 121,978

Notes: GARAGE DWELLING ABOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 103,681
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 176,258

2018 Est. T.C.V. 006-786-035-00 = 291,258

Est. TCV/Total Floor Area = 251.52, Most recent sale 06/22/2017 for 285,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,000	152,000	152,000	139,149	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,400	0	6,451	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,600	145,600	145,600	142,071	145,600	0	

45-006-786-038-00	2018 Est. T.C.V.	ARI KHALED B & COLLEEN J
Property Class: 402		38 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	76.00	250.00	1.0000	1.0000	0	100	LOCATIOMN	0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
76 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	110,000

2018 Est. T.C.V. 006-786-038-00 = 110,000

Est. TCV/Total Floor Area = 94.99, Most recent sale 11/08/1996 for 33,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	13,633	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	286	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	13,919	13,919	0	

45-006-786-039-00	2018 Est. T.C.V.	BAKER MILTON & RUTHANNE
Property Class: 402		39 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	108.00	220.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
108 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								110,000

2018 Est. T.C.V. 006-786-039-00 = 110,000

Est. TCV/Total Floor Area = 94.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	15,020	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	315	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	15,335	15,335	0	

45-006-786-040-00 2018 Est. T.C.V. FONTE JAMES V & KATHRYN
 Property Class: 401 40 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	164.00	223.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
164 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1979

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1537 SF Floor Area = 2242 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.99	0.00	2.19	1409	134,109
1	Story Siding	Overhang	41.07	0.00	0.00	128	5,257

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

Basement Living Finish	19.75	870	17,183
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WPP, Standard	9.71	443	4,302
WPP, Standard	13.38	158	2,114

(17) Garages

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

Base Cost	32.78	384	12,588
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 266,581

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 186,607
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 317,232

2018 Est. T.C.V. 006-786-040-00 = 432,232

Est. TCV/Total Floor Area = 192.79, Most recent sale 05/02/2005 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	179,393	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
20,700	-12,600	0	20,700	3,767	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,100	216,100	216,100	203,860	203,860	0	

45-006-786-041-00 2018 Est. T.C.V. FREEMAN BERNARD D & EVELYN
 Property Class: 401 41 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	146.00	225.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
146 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1756 SF Floor Area = 3073 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Basement	104.25	0.00	3.25	1756	188,770

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

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: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	41.40	50	2,070
WPP, Standard	10.00	406	4,060

(17) Garages

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

Base Cost	28.40	528	14,995
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 314,174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 251,339
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 427,276

2018 Est. T.C.V. 006-786-041-00 = 542,276

Est. TCV/Total Floor Area = 176.46, Most recent sale 09/30/1994 for 29,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
308,800	308,800	308,800	154,410	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-37,700	0	0	3,242	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,100	271,100	271,100	157,652	157,652	157,652	

45-006-786-042-00 2018 Est. T.C.V. REILLY RAYMOND TRUST
 Property Class: 401 42 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	120.00	209.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
120 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	264	50	1,210
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 =					2,710

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 2744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	110.23	-12.06	0.00	1340	131,548
1	Story Siding	Overhang	36.83	0.00	0.00	64	2,357

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	3	4,050

(16) Porches

CPP, Standard	12.54	160	2,006
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(16) Deck/Balcony

Treated Wood, Standard	7.70	132	1,016
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County Multiplier = 1.39 => Cost New = 208,468

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 156,351
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 265,796

2018 Est. T.C.V. 006-786-042-00 = 378,506

Est. TCV/Total Floor Area = 137.94, Most recent sale 08/05/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,100	193,100	193,100	135,099	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	2,837	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,300	189,300	189,300	137,936	137,936	0	

45-006-786-043-00	2018 Est. T.C.V.	REILLY RAYMOND R & VIRGINIA A ET AL
Property Class: 402		43 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	210.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.000000	100			80,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	80,000

2018 Est. T.C.V. 006-786-043-00 = 80,000

Est. TCV/Total Floor Area = 29.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,000	45,000	45,000	15,020	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	0	0	315	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	15,335	15,335	0	

45-006-786-044-00 2018 Est. T.C.V. MULDOWNNEY DANIEL T & SUSAN K
 Property Class: 401 44 SKIPPERS WOODS SUB
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	109.00	206.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.00000	100			80,000
109 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								80,000

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+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2246 SF Floor Area = 2246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.41	0.00	2.11	2246	151,650

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CCP (1 Story), Standard	29.31	104	3,048
CCP (1 Story), Standard	21.84	216	4,717

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 241,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 205,185
 ECF (H785 SKIPPER WOOD HOMESTEAD) 1.700 => TCV of Bldg: 1 = 348,814

2018 Est. T.C.V. 006-786-044-00 = 431,314

Est. TCV/Total Floor Area = 192.04, Most recent sale 03/08/2017 for 439,012

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,600	241,600	241,600	163,828	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-25,900	0	0	51,872	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,700	215,700	215,700	167,268	215,700	0	

45-006-786-045-00	2018 Est. T.C.V.	THELEN BRUCE C
Property Class: 402		45 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	107.00	190.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
107 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	110,000

2018 Est. T.C.V. 006-786-045-00 = 110,000

Est. TCV/Total Floor Area = 48.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	15,020	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	315	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	15,335	15,335	0	

45-006-786-046-00	2018 Est. T.C.V.	HOLM STEPHANIE & RYAN J
Property Class: 402		46 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	172.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.00000	100			80,000
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	80,000

2018 Est. T.C.V. 006-786-046-00 = 80,000

Est. TCV/Total Floor Area = 35.62, Most recent sale 10/02/2014 for 87,000

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	-5,000	0	-5,000	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	45,945	40,000	0	

45-006-790-001-00 2018 Est. T.C.V. RUTH CONKLIN GALLERY
 Property Class: 201 6632 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
	137.00	128.00	1.0000	0.0000	0	100*		0
2122 COMME \$20/SQFT			17555 SqFt		20.00000	100		351,094
* denotes lines that do not contribute to the total acreage calculation.								
137 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								351,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	91	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	91	100	0
DRAIN FIELD	0.00	1.00	1.0	91	100	0
WOOD DECKS	5.25	1.00	144.0	80	100	605
CONCRETE 4CU	2.75	1.00	676.0	80	100	1,487
Total Estimated Land Improvements True Cash Value =						2,092

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 54.85

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

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 2,400 Perimeter: 223 Perim. Multiplier: 1.133
 Refined Square Foot Cost for Upper Floors: 57.17

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 79.471

Total Floor Area: 2,400 Base Cost New of Upper Floors = 190,731

Reproduction/Replacement Cost = 190,731
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 129,697

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 188,060
 Replacement Cost/Floor Area= 79.47 Est. TCV/Floor Area= 78.36

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1990

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%
 Adjusted Square Foot Cost for Upper Floors = 42.05

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.960
 Ave. Floor Area: 1,989 Perimeter: 230 Perim. Multiplier: 1.221
 Refined Square Foot Cost for Upper Floors: 49.29

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 68.512

Total Floor Area: 1,989 Base Cost New of Upper Floors = 136,271

Reproduction/Replacement Cost = 136,271
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 92,664

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 134,363
 Replacement Cost/Floor Area= 68.51 Est. TCV/Floor Area= 67.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 322,423

2018 Est. T.C.V. 006-790-001-00 = 675,609
 Est. TCV/Total Floor Area = 153.93, Most recent sale 08/18/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
331,100	331,100	331,100	165,320	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	0	3,471	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,800	337,800	337,800	168,791	168,791	0	

45-006-790-003-00 2018 Est. T.C.V. SPENCER 2015 FAMILY TRUST
 Property Class: 401 5880 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	137.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,054

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 890 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.07	-10.59	0.00	890	64,507

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WCP (1 Story), Standard	24.32	146	3,551
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(16) Deck/Balcony

Treated Wood, Standard	6.91	229	1,582
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County Multiplier = 1.39 => Cost New = 115,377

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,995

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 131,242

2018 Est. T.C.V. 006-790-003-00 = 313,296

Est. TCV/Total Floor Area = 281.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,000	159,000	159,000	159,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	-2,400	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,600	156,600	156,600	162,339	156,600	0	

45-006-790-004-00 2018 Est. T.C.V. MCCABE FAMILY TRUST
 Property Class: 401 5862 S LAKE ISLE AVE
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	100.00	137.00	0.8123	1.0000	3000	100		243,676
100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								243,676

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 1.25 STORY Cls C Blt 1944

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.26	-9.37	0.00	336	18,779
1.25	Story Siding	Crawl Space	75.06	-9.37	0.00	672	44,144
1	Story Siding	Crawl Space	65.26	-9.37	0.00	168	9,390

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	27.53	168	4,625
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(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
Wood Balcony	17.50	32	560

County Multiplier = 1.39 => Cost New = 123,938

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,363
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 130,134

2018 Est. T.C.V. 006-790-004-00 = 376,310

Est. TCV/Total Floor Area = 279.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
190,500	190,500	190,500	75,609	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,300	0	0	1,587	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,200	188,200	188,200	77,196	77,196	0	0

45-006-790-006-00 2018 Est. T.C.V. MCKINLAY JAMES P & STEPHANIE T
 Property Class: 401 5846 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	137.00	0.8855	1.0000	3600	100		159,384
A TYPE 3600/FF	25.00	137.00	0.8855	1.0000	3600	50	SURPLUS: ZONING 1/2 LOT	39,846
75 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								199,230

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 758 SF Floor Area = 1326 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	90.14	-9.43	3.28	758	63,664

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.85	306	2,708
WPP, Standard	16.51	65	1,073

(16) Deck/Balcony

Treated Wood, Standard	9.15	64	586
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County Multiplier = 1.39 => Cost New = 109,284

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 65,570
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 114,748

2018 Est. T.C.V. 006-790-006-00 = 316,478

Est. TCV/Total Floor Area = 238.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,300	160,300	160,300	110,287	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	2,316	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,200	158,200	158,200	112,603	112,603	0	

45-006-790-008-00 2018 Est. T.C.V. LAKE ISLE HOLDINGS LLC
 Property Class: 401 5838 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	137.00	0.8855	1.0000	3600	100		159,384
A TYPE 3600/FF	25.00	137.00	0.8855	1.0000	3600	50	SURPLUS: ZONING 1/2 LOT	39,846
75 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								199,230

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.49	1.00	195	50	1,218
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 =					1,968

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1116 SF Floor Area = 1674 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	98.40	-11.95	0.00	1116	96,478

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.70	75	2,678
WSEP (1 Story), Standard	26.81	259	6,944

(16) Deck/Balcony

Treated Wood, Standard	6.94	607	4,213
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County Multiplier = 1.39 => Cost New = 180,758

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 135,569
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 237,246

2018 Est. T.C.V. 006-790-008-00 = 438,444

Est. TCV/Total Floor Area = 261.91, Most recent sale 09/09/2010 for 490,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
223,500	223,500	223,500	223,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,300	0	-4,300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
219,200	219,200	219,200	228,193	219,200	0

45-006-790-009-01	2018 Est. T.C.V.	LAKE ISLE HOLDINGS LLC
Property Class: 402		S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

	* Factors *				S 1/2 LOT 9			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	25.00	137.00	1.2311	1.0000	3600	100		110,803
25 Actual Front Feet, 0.08 Total Acres				Total Acres	Total Est. Land Value =			110,803

2018 Est. T.C.V. 006-790-009-01 = 110,803

Est. TCV/Total Floor Area = 66.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	45,405	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	953	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,400	55,400	55,400	46,358	46,358	0	

45-006-790-009-02	2018 Est. T.C.V.	KELLER HELEN CAREY REVOCABLE TRUST
Property Class: 402		S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT
 * Factors * N 1/2 OF LOT 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	25.00	137.00	1.2311	1.0000	3600	100		110,803
25 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 110,803

2018 Est. T.C.V. 006-790-009-02 = 110,803

Est. TCV/Total Floor Area = 66.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	45,405	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	953	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,400	55,400	55,400	46,358	46,358	0	

45-006-790-012-00 2018 Est. T.C.V. DEMETER JEFFREY R & EVA S
 Property Class: 401 5792 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	65.00	137.00	0.9243	1.0000	3600	100		216,288
65 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								216,288

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	21.07	1.00	60	0	0
Shed: Wood Frame	18.58	1.00	60	50	557

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.5	100	2,250
Total Estimated Land Improvements True Cash Value =					2,807

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1183 SF Floor Area = 2958 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	166.85	0.00	4.07	1183	202,198

Other Additions/Adjustments

	Rate	Size	Cost
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, 50 Feet	1625.00	1	1,625
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: Prefab 2 Story	5395.00	1	5,395
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WCP (1 Story), Standard	24.22	304	7,363
WSEP (1 Story), Standard	30.18	245	7,394
WPP, Standard	12.64	245	3,097
WPP, Standard	24.79	43	1,066

(16) Deck/Balcony

Treated Wood, Standard	9.04	132	1,193
Wood Balcony, Roof	34.00	72	2,448

County Multiplier = 1.39 => Cost New = 358,390

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 340,470
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 595,823

2018 Est. T.C.V. 006-790-012-00 = 814,918

Est. TCV/Total Floor Area = 275.50, Most recent sale 05/30/2008 for 410,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2017	423,200	423,200	423,200	413,717	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	4,700	-20,400	0	4,700	-10,917	0	
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	407,500	407,500	407,500	427,105	407,500	0	

45-006-790-013-00 2018 Est. T.C.V. MACDONALD ERNEST M LVG TRUST
 Property Class: 401 5760 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	72.00	256.00	1.1218	0.8944	13000	100		939,192
72 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								939,192

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	50	570
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 =					3,070

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1058 SF Floor Area = 1058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.53	-11.65	0.00	1058	58,063

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.65	300	1,995
Treated Wood,Standard	8.61	88	758

(17) Carports

Comp.Shingle	7.85	120	942
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(17) Garages

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

Base Cost	23.10	308	7,115
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 113,400

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,040
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 125,874

2018 Est. T.C.V. 006-790-013-00 = 1,068,136

Est. TCV/Total Floor Area = 1009.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
581,400	581,400	581,400	407,356	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-47,300	0	0	8,554	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
534,100	534,100	534,100	415,910	415,910	415,910	

45-006-790-014-00 2018 Est. T.C.V. MENTZEL NANCY L
 Property Class: 401 5758 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	72.00	280.00	1.1218	0.9147	13000	100		960,470
72 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								960,470

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 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1314 SF Floor Area = 1314 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	64.08	-11.12	0.00	1314	69,589

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	34.38	62	2,132
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(16) Deck/Balcony

Treated Wood, Standard	6.76	264	1,785
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(17) Carports

Wood Shingle	9.00	320	2,880
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County Multiplier = 1.39 => Cost New = 126,658

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,995

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.80	250	1,700
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County Multiplier = 1.39 => Cost New = 2,363

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 1,182

Total Depreciated Cost = 77,176

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 142,776

2018 Est. T.C.V. 006-790-014-00 = 1,108,246

Est. TCV/Total Floor Area = 843.41, Most recent sale 06/29/1984 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
602,700	602,700	602,700	194,705	2.10

2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-48,600	0	0	4,088	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
554,100	554,100	554,100	198,793	198,793	0

45-006-790-015-00 2018 Est. T.C.V. BALLEIN MICHELE & GREGORY
 Property Class: 401 5757 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	200.00	1.2746	0.8409	13000	100	696,653
50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								696,653

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	100	0	0
Shed: Wood Frame	15.47	1.00	79	50	611

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 =					2,986

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1130 SF Floor Area = 1845 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	99.62	-11.91	0.00	1130	99,112
1	Story Siding	Overhang	43.44	0.00	0.00	150	6,516

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
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: Exterior 2 Story	5875.00	1	5,875

(16) Porches

CCP (1 Story), Standard	40.69	52	2,116
WCP (1 Story), Standard	32.09	105	3,369
WPP, Standard	9.81	430	4,218

(16) Deck/Balcony

Treated Wood, Standard	8.20	170	1,394
Treated Wood, Standard	9.99	77	769

County Multiplier = 1.39 => Cost New = 192,675

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 134,873
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 249,514

2018 Est. T.C.V. 006-790-015-00 = 949,153

Est. TCV/Total Floor Area = 514.45, Most recent sale 12/23/2014 for 910,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
522,700	522,700	522,700	408,048	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-48,100	0	8,569	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
474,600	474,600	474,600	416,617	416,617	0

45-006-790-016-00 2018 Est. T.C.V. KOWAL CHRISTOPHER & KOWAL DANIEL
 Property Class: 401 5761 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	223.42	1.2746	0.8645	13000	100	716,207
50 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								716,207

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	9.80	1.00	75	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 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1469 SF Floor Area = 2911 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	117.65	-11.07	0.00	1442	153,688
1	Story Siding	Crawl Space	76.27	-11.07	0.00	27	1,760

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.78	558	4,899
WCP (1 Story), Standard	80.75	12	969
WPP, Standard	19.33	62	1,198

(16) Deck/Balcony

Treated Wood, Standard	10.83	62	671
Treated Wood, Standard	7.14	462	3,299

(17) Garages

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

Base Cost	21.10	576	12,154
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 284,490

Notes: OWNER INDICATED SPENT \$100,000 REMOD SUMMER 2016

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 184,919
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 342,099

2018 Est. T.C.V. 006-790-016-00 = 1,060,681

Est. TCV/Total Floor Area = 364.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
574,900	574,900	574,900	500,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-44,600	0	-64,400	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
530,300	530,300	530,300	510,500	510,500	0	

45-006-790-017-00 2018 Est. T.C.V. WELCH MARY ELLEN
 Property Class: 401 5714 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * LOTS 17, 18 * 19

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	264.21	0.8617	0.9015	13000	100	1,009,886
LK MI "A"	13000	53.00	264.21	0.8617	0.9015	13000	50 SURPLUS: ZONING 100'	267,620
153 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								1,277,506

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	15.20	1.00	144	0	0
D/W/P: 3.5 Concrete	4.41	1.00	519	0	0
D/W/P: Asphalt Paving	2.01	1.00	720	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B+20 Blt 1989

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1586 SF Floor Area = 2379 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	130.22	0.00	2.81	1586	210,986

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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), Standard	29.81	142	4,233
WPP, Standard	9.60	1461	14,026

(17) Garages

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

Base Cost	36.00	396	14,256
Common Wall: 2 Wall	-2900.00	1	-2,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 371,408

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 315,697
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 584,040

2018 Est. T.C.V. 006-790-017-00 = 1,869,046

Est. TCV/Total Floor Area = 785.64, Most recent sale 08/20/1999 for 960,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,021,600	1,021,600	1,021,600	787,992	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-87,100	0	0	16,547	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
934,500	934,500	934,500	804,539	804,539	804,539	

45-006-790-020-00 2018 Est. T.C.V. LANG FAMILY COTTAGE TRUST
 Property Class: 401 5775 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	57.50	120.00	0.9589	1.0000	3600	100		198,500
58 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								198,500

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	304	0	0
D/W/P: Crushed Rock	1.24	1.00	168	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 STORY Cls C Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.11	-10.32	0.00	816	48,789

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	28.35	105	2,977
WPP, Standard	8.45	417	3,524
WPP, Standard	24.43	33	806

(16) Deck/Balcony

Treated Wood, Standard	6.60	318	2,099
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County Multiplier = 1.39 => Cost New = 100,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 90,233
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 157,908

2018 Est. T.C.V. 006-790-020-00 = 358,783

Est. TCV/Total Floor Area = 439.69, Most recent sale 12/26/1986 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
182,200	182,200	182,200	125,246	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	2,630	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,400	179,400	179,400	127,876	127,876	0	

45-006-790-022-00 2018 Est. T.C.V. HURLIN KENNETH P & SHIRLEY R TRUST
 Property Class: 401 5791 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	0.8123	1.0000	3600	100		146,205
A TYPE 3600/FF	50.00	120.00	0.8123	1.0000	3600	100		146,205
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								292,411

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+10 Blt 1950

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2128 SF Floor Area = 2128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.86	-8.80	2.11	2128	125,914

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	2400.00	1	2,400
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	28.48	104	2,962
WPP, Standard	7.10	805	5,716
WPP, Standard	14.45	104	1,503
WGEP (1 Story), Standard	27.39	312	8,546

(16) Deck/Balcony

Treated Wood, Standard	10.25	50	513
Treated Wood, Standard	9.31	68	633

County Multiplier = 1.39 => Cost New = 216,680

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 140,842
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 246,474

2018 Est. T.C.V. 006-790-022-00 = 543,885

Est. TCV/Total Floor Area = 255.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,200	286,200	286,200	144,302	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-14,300	0	3,030	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,900	271,900	271,900	147,332	147,332	147,332	

45-006-790-023-00 2018 Est. T.C.V. BG'S OF GLEN ARBOR LLC
 Property Class: 401 5716 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	82.50	126.00	0.8605	1.0000	3600	100		255,571
83 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								255,571

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	560	0	0
D/W/P: 4in Concrete	3.35	1.00	122	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 3 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1353 SF Floor Area = 3382 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Crawl Space	138.43	-11.32	4.29	1353	177,784

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	278	3,114
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Raised Hearth	315.00	1	315

(16) Porches

WSEP (1 Story), Standard	25.22	323	8,146
WCP (1 Story), Standard	41.40	50	2,070
WPP, Standard	16.20	104	1,685
WCP (1 Story), Standard	73.95	16	1,183
WPP, Standard	17.53	81	1,420

County Multiplier = 1.39 => Cost New = 310,994

Notes: NEW 2008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 279,895
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 489,816

2018 Est. T.C.V. 006-790-023-00 = 747,887

Est. TCV/Total Floor Area = 221.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
382,800	382,800	382,800	343,239	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,900	0	0	7,208	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
373,900	373,900	373,900	350,447	350,447	0	

45-006-790-025-00	2018 Est. T.C.V.	BG'S OF GLEN ARBOR LLC
Property Class: 402		S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	75.00	126.00	0.8855	1.0000	3600	100		239,076
75 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 239,076

2018 Est. T.C.V. 006-790-025-00 = 239,076

Est. TCV/Total Floor Area = 70.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,500	119,500	119,500	47,714	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,001	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,500	119,500	119,500	48,715	48,715	0	

45-006-790-026-00 2018 Est. T.C.V. MCKINLAY BETTY
 Property Class: 401 5801 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1942

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 597 SF Floor Area = 1150 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	119.36	-13.19	0.00	553	58,712
1	Story Siding	Overhang	43.76	0.00	0.00	44	1,925

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.25	439	3,622
WPP, Standard	25.41	30	762

County Multiplier = 1.39 => Cost New = 106,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 58,432
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 102,256

2018 Est. T.C.V. 006-790-026-00 = 283,756

Est. TCV/Total Floor Area = 246.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,700	143,700	143,700	54,769	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,800	0	1,150	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,900	141,900	141,900	55,919	55,919	55,919	

45-006-790-027-01	2018 Est. T.C.V.	GLAUZ WILLIAM D & BARBARA J
Property Class: 402		5720 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	126.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								180,000

2018 Est. T.C.V. 006-790-027-01 = 180,000

Est. TCV/Total Floor Area = 156.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	35,232	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
90,000	0	0	0	62,985	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	35,971	62,985	0	

45-006-790-028-00 2018 Est. T.C.V. MURPHY COTTAGE LLC
 Property Class: 401 5815 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Total Estimated Land Improvements True Cash Value =					554

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1002 SF Floor Area = 1002 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.90	-10.75	-0.30	1002	62,976

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	33.59	113	3,796
CPP, Standard	37.40	10	374
CPP, Standard	37.40	7	262

County Multiplier = 1.39 => Cost New = 110,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 77,589

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 135,781

2018 Est. T.C.V. 006-790-028-00 = 316,335

Est. TCV/Total Floor Area = 315.70, Most recent sale 08/01/2010 for 355,100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,600	160,600	160,600	159,064	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	0	-864	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,200	158,200	158,200	162,404	158,200	0	

45-006-790-029-00	2018 Est. T.C.V.	JONES MICHAEL & SCHOENEMANN SHERRI
Property Class: 402		5720 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	126.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 180,000

2018 Est. T.C.V. 006-790-029-00 = 180,000

Est. TCV/Total Floor Area = 179.64, Most recent sale 05/26/2017 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	35,232	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
90,000	0	0	0	90,000	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
90,000	90,000	90,000	35,971	90,000	0		

45-006-790-030-00 2018 Est. T.C.V. KIRK ROBERT D & SHIRLEY S
 Property Class: 401 5827 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 859 SF Floor Area = 1288 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.18	-10.18	0.00	859	67,002

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
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

WPP, Standard	9.75	258	2,516
WCP (1 Story), Standard	54.24	24	1,302

County Multiplier = 1.39 => Cost New = 119,324

Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0, Depr.Cost = 70,401

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 123,202

2018 Est. T.C.V. 006-790-030-00 = 305,702

Est. TCV/Total Floor Area = 237.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,100	155,100	155,100	66,868	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	1,404	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,900	152,900	152,900	68,272	68,272	0	

45-006-790-031-00	2018 Est. T.C.V.	LEVINE/DAY REVOCABLE LIVING TRUST
Property Class: 402		S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	126.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 180,000

2018 Est. T.C.V. 006-790-031-00 = 180,000

Est. TCV/Total Floor Area = 139.75, Most recent sale 01/18/2000 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
90,000	90,000	90,000	28,630	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	601	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
90,000	90,000	90,000	29,231	29,231	0		

45-006-790-032-10 2018 Est. T.C.V. HIBBS GREGORY O & ROSALIND
 Property Class: 401 5841 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 627 SF Floor Area = 627 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.60	-13.06	0.00	627	38,586

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.10	649	3,959
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County Multiplier = 1.39 => Cost New = 70,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 46,083
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 80,644

2018 Est. T.C.V. 006-790-032-10 = 262,144

Est. TCV/Total Floor Area = 418.09, Most recent sale 11/06/2000 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,500	132,500	132,500	52,939	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	1,111	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	54,050	54,050	0	

45-006-790-033-00 2018 Est. T.C.V. KROENING KEVIN D & CAIRINE J
 Property Class: 401 5804 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	150.00	126.00	0.7192	1.0000	3600	100		388,380
150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								388,380

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	380	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 LOG Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.75	Story	Pine Logs	Basement	116.67	0.00	0.00	1176	137,204

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	23.58	420	9,904
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(16) Deck/Balcony

Treated Wood, Standard	14.68	32	470
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County Multiplier = 1.39 => Cost New = 232,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 209,301

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 366,277

2018 Est. T.C.V. 006-790-033-00 = 756,157

Est. TCV/Total Floor Area = 367.42, Most recent sale 08/18/2008 for 288,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
384,700	384,700	384,700	338,822	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	7,115	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
378,100	378,100	378,100	345,937	345,937	0	

45-006-790-034-00 2018 Est. T.C.V. GARBER MARSHA E REC LIV TRUST
 Property Class: 401 5851 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	90.00	120.00	0.8383	1.0000	3600	100		271,621
90 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								271,621

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.08	1.00	50	50	327
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 =					1,827

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 = 1347 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.85	-9.04	0.00	1080	59,195
1	Story Siding	Crawl Space	63.85	-9.04	0.00	267	14,634

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	11.86	155	1,838
WSEP (1 Story), Standard	28.53	152	4,337
WPP, Standard	11.52	167	1,924

(17) Garages

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

Base Cost	28.05	264	7,405
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 143,195

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,077

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 162,884

2018 Est. T.C.V. 006-790-034-00 = 436,332

Est. TCV/Total Floor Area = 323.93, Most recent sale 09/18/2009 for 377,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
218,100	218,100	218,100	210,723	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	4,425	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,200	218,200	218,200	215,148	215,148	215,148

45-006-790-038-00 2018 Est. T.C.V. MONDAY JOAN ET AL J/T
 Property Class: 401 5867 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	0.9468	1.0000	3600	100		170,419
A TYPE 3600/FF	10.00	120.00	0.9468	1.0000	3600	50	SURPLUS: 10' LOT 36	17,042
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								187,461

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 C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1368 SF Floor Area = 1710 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story	Siding	Slab	73.23	-11.03	0.00	1368 85,090

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

CSEP (1 Story), Standard	35.09	104	3,649
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(16) Deck/Balcony

Treated Wood, Standard	6.59	320	2,109
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County Multiplier = 1.39 => Cost New = 146,691

Notes: GARAGE ON 39

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 88,014
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 154,025

2018 Est. T.C.V. 006-790-038-00 = 342,986

Est. TCV/Total Floor Area = 200.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,900	177,900	177,900	177,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,400	0	-6,400	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,500	171,500	171,500	181,635	171,500	0	

45-006-790-039-00	2018 Est. T.C.V.	LANDRY PATRICK J & CYNTHIA A
Property Class: 401		5872 S LAKE ISLE DR
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	126.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 180,000

2018 Est. T.C.V. 006-790-039-00 = 180,000

Est. TCV/Total Floor Area = 105.26, Most recent sale 04/18/2016 for 210,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
100,300	100,300	100,300	100,300	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-300	10,000	0	-300	10,000	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
90,000	90,000	90,000	92,196	90,000	0		

45-006-790-040-00 2018 Est. T.C.V. LINMAR PROPERTIES LLC
 Property Class: 401 5879 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1300	0	0
Fencing: Wd, Split, 3 Rail	8.85	1.00	28	50	124

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 =					1,624

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+5 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1236 SF Floor Area = 1545 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	78.16	-9.70	2.55	1236	87,768

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.03	205	1,441
Treated Wood, Standard	11.19	44	492
Treated Wood, Standard	7.52	145	1,090

County Multiplier = 1.39 => Cost New = 144,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 108,266

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 189,465

2018 Est. T.C.V. 006-790-040-00 = 371,089

Est. TCV/Total Floor Area = 240.19, Most recent sale 08/30/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,000	189,000	189,000	185,386	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	114	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,500	185,500	185,500	189,279	185,500	0	

45-006-790-041-00	2018 Est. T.C.V.	GLEN VIEW INVESTMENTS LLC
Property Class: 202		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
	100.00	126.00	1.0000	0.0000	0	100*		0
2122 COMME	\$14.50/SQFT		6294 SqFt	14.50000	150		LOT 41 - PLATTED LOTS	136,904
2122 COMME	\$14.50/SQFT		6294 SqFt	14.50000	150		LOT 43 - PLATTED LOTS	136,904
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 273,807

 2018 Est. T.C.V. 006-790-041-00 = 273,807

Est. TCV/Total Floor Area = 177.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,400	157,400	157,400	95,249	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,500	0	0	2,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,900	136,900	136,900	97,249	97,249	0	

45-006-790-042-00 2018 Est. T.C.V. EWING TIMOTHY J & MELISSA K
 Property Class: 401 5883 S LAKE ISLE AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	120.00	1.0000	1.0000	3600	100		180,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								180,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	100	50	821
Fencing: Wd, Solid, 6 ft.	16.41	1.00	213	50	1,748
Fencing: Wd, Split, 2 Rail	8.01	1.00	60	50	240
Shed: Wood Frame	11.47	1.00	98	50	562
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 =					8,370

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 936 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.25	-10.45	2.55	936	69,592

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood, Standard	6.69	286	1,913
Treated Wood, Standard	21.50	9	194
Treated Wood, Standard	14.15	25	354

County Multiplier = 1.39 => Cost New = 118,730

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 94,984
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 166,222

2018 Est. T.C.V. 006-790-042-00 = 354,592

Est. TCV/Total Floor Area = 303.07, Most recent sale 09/02/2014 for 355,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
180,300	180,300	180,300	180,300	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	-3,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,300	177,300	177,300	184,086	177,300	0

45-006-790-045-00 2018 Est. T.C.V. BURROWS BRENDAN & DERRICK ELIZABETH
 Property Class: 201 6584 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
	60.00	130.00	1.0000	0.0000	0	100*	LOT 45	0
	60.00	129.00	1.0000	0.0000	0	100*	LOT 46	0
2122 COMME	\$14.50/SQFT		15551 SqFt		14.50000	110	SIDE ST LOCATION ACCESS	248,037

* denotes lines that do not contribute to the total acreage calculation.
 120 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 248,037

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 4in Ren. Conc.	3.39	1.39	280	97	1,280	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0
WOOD DECKS	5.25	1.00	815.0	94	100	4,022
Total Estimated Land Improvements True Cash Value =					5,302	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Description of Occupancy: PINE CONE & BOTANICALS

Costs are taken from the Store, Retail cost schedules.

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

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.920

Ave. Floor Area: 560 Perimeter: 96 Perim. Multiplier: 1.437

Refined Square Foot Cost for Upper Floors: 51.56

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 71.668

Total Floor Area: 560 Base Cost New of Upper Floors = 40,134

Reproduction/Replacement Cost = 40,134

Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 16,054

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

Costs taken from Segregated Cost Section 3: Stores & Commercials

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

(39) Miscellaneous

Canopies & Marquees:

Wood Frame	1 Up	16.25	200	1.000	1.000	3250
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Total Base Cost of Lump-Sum Items = 3250

Total Base Cost New = 3250

County Multiplier: 1.39 Architectural Multiplier: 1.00 Combined: 1.390

Reproduction/Replacement Cost = 4,518

Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 1,807

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 25,898

Replacement Cost/Floor Area= 79.73 Est. TCV/Floor Area= 46.25

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1968

Description of Occupancy: GOOD HARBOR GRILL

Costs are taken from the Restaurant cost schedules.

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

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

Base Rate for Upper Floors = 59.85

Parcel Number: 45-006-790-045-00

Page: 2

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 59.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 1,913 Perimeter: 202 Perim. Multiplier: 1.182
Refined Square Foot Cost for Upper Floors: 67.91

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 94.399

Total Floor Area: 1,913 Base Cost New of Upper Floors = 180,538

Reproduction/Replacement Cost = 180,538
Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0
Total Depreciated Cost = 66,799

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercial

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

(39) Miscellaneous
Canopies & Marquees:
Steel Frame

1 Up	20.25	200	1.000	1.000	4050
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Total Base Cost of Lump-Sum Items = 4050
Total Base Cost New = 4050

County Multiplier: 1.39 Architectural Multiplier: 1.00 Combined: 1.390

Reproduction/Replacement Cost = 5,630
Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0
Total Depreciated Cost = 2,083

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 99,879
Replacement Cost/Floor Area= 97.34 Est. TCV/Floor Area= 52.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 125,777

2018 Est. T.C.V. 006-790-045-00 = 379,116

Est. TCV/Total Floor Area = 153.36, Most recent sale 10/28/1991 for 115,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2017	178,700	178,700	178,700	125,681	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,900	0	0	2,639	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	189,600	189,600	189,600	128,320	128,320	0

45-006-790-047-00 2018 Est. T.C.V. MSKS LLC
 Property Class: 201 6572 W WESTERN AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors * 63X131
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 63.00 131.00 1.0000 0.0000 0 100* 0
 2122 COMME \$14.50/SQFT 8233 SqFt 14.50000 150 CNR SIDE ST LOCATION ACCESS-4 CNRS STOP 179,064
 * denotes lines that do not contribute to the total acreage calculation.
 63 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 179,064

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description Rate CountyMult. Size %Good Cash Value
 Shed: Wood Frame 10.27 1.39 96 69 946
 Total Estimated Land Improvements True Cash Value = 946

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

Costs are taken from the Office Building cost schedules.

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

Base Rate for Upper Floors = 73.65

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

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.900
 Ave. Floor Area: 1,716 Perimeter: 178 Perim. Multiplier: 1.131
 Refined Square Foot Cost for Upper Floors: 78.12

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.592

Total Floor Area: 1,716 Base Cost New of Upper Floors = 186,344

Reproduction/Replacement Cost = 186,344
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 134,168

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
 /CI3/PLUAW/WATW/AVG/46 24.00 75 1.39 1.00 97 2,427
 /CI3/PLUAW/SEWD/1250A 1462.50 1 1.39 1.00 97 1,972

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 200,922
 Replacement Cost/Floor Area= 111.23 Est. TCV/Floor Area= 117.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 200,922

2018 Est. T.C.V. 006-790-047-00 = 380,932

Est. TCV/Total Floor Area = 221.99, Most recent sale 02/01/2013 for 375,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,300	189,300	189,300	187,854	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	2,646	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,500	190,500	190,500	191,798	190,500	0	

45-006-790-048-00 2018 Est. T.C.V. RILEY PATRICIA D
 Property Class: 401 5783 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								150,000

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+10 Blt 1982

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.48	-10.20	0.72	1080	46,440

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.25	250	1,563
Treated Wood,Standard	8.34	72	600

County Multiplier = 1.39 => Cost New = 77,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 57,867

Separately Depreciated Items:

(17) Carports

Comp.Shingle	7.50	140	1,050
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County Multiplier = 1.39 => Cost New = 1,460

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,387

Total Depreciated Cost = 59,254

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 103,694

2018 Est. T.C.V. 006-790-048-00 = 255,194

Est. TCV/Total Floor Area = 236.29, Most recent sale 10/26/1993 for 83,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,500	129,500	129,500	64,087	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	1,345	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,600	127,600	127,600	65,432	65,432	65,432	

45-006-790-049-00 2018 Est. T.C.V. LIVINGSTON ROY & CAROLYN
 Property Class: 401 5890 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	55.00	191.00	0.9718	1.0000	3000	100	RES USE	160,349
55 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								160,349

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+10 Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1310 SF Floor Area = 1310 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	50.50	-9.72	0.72	1310	54,365

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

2 Fixture Bath	1100.00	1	1,100
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

County Multiplier = 1.39 => Cost New = 90,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,122
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 94,714

2018 Est. T.C.V. 006-790-049-00 = 256,563

Est. TCV/Total Floor Area = 195.85, Most recent sale 04/01/2016 for 271,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,400	144,400	144,400	96,450	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,850	47,950	0	-45,925	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,300	128,300	128,300	98,475	98,475	0	0

45-006-790-050-00 2018 Est. T.C.V. GREGSON JOSEPH
 Property Class: 401 5769 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								184,997

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	600	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 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1706 SF Floor Area = 2442 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	74.58	-8.06	0.00	1472	97,917
1	Story Siding	Crawl Space	58.54	-8.06	0.00	234	11,812

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood, Standard	6.10	850	5,185
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(17) Garages

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

Base Cost	21.00	576	12,096
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 196,443

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 141,439

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 247,518

2018 Est. T.C.V. 006-790-050-00 = 435,015

Est. TCV/Total Floor Area = 178.14, Most recent sale 10/17/2017 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
252,400	252,400	252,400	172,276	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-34,900	0	0	3,617	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,500	217,500	217,500	175,893	175,893	175,893

45-006-790-051-00	2018 Est. T.C.V.	THOMAS MICHAEL S & VIRGINIA A
Property Class: 402		S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	191.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 150,000

2018 Est. T.C.V. 006-790-051-00 = 150,000

Est. TCV/Total Floor Area = 61.43, Most recent sale 10/12/2017 for 170,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	47,950	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
75,000	0	0	0	75,000	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,000	75,000	75,000	48,956	75,000	0		

45-006-790-053-00	2018 Est. T.C.V.	BRANKA LEONARD & BOUDREAU-BRANKA P
Property Class: 402		S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	184,997

2018 Est. T.C.V. 006-790-053-00 = 184,997

Est. TCV/Total Floor Area = 75.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,500	92,500	92,500	40,489	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	850	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,500	92,500	92,500	41,339	41,339	0	

45-006-790-054-00 2018 Est. T.C.V. MOOSEBERRY HANDMADE GLASS LLC
 Property Class: 401 5755 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								184,997

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	500	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	61	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 912 SF Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.46	-10.02	0.00	912	53,297

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	49.04	32	1,569
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(17) Garages

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

Base Cost	17.55	576	10,109
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 111,249

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,312

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 126,546

2018 Est. T.C.V. 006-790-054-00 = 314,043

Est. TCV/Total Floor Area = 344.35, Most recent sale 06/25/1996 for 132,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
159,300	159,300	159,300	77,964	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	1,637	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	79,601	79,601	0

45-006-790-057-00 2018 Est. T.C.V. SCHEER R THOMAS TRUST
 Property Class: 401 5838 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.86	1.00	190	50	937
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 =					2,437

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1308 SF Floor Area = 1570 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.33	-9.57	2.01	785	46,919
1.5	Story Siding	Basement	85.75	0.00	3.01	523	46,421

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.68	511	3,924
CCP (1 Story), Standard	49.67	31	1,540

County Multiplier = 1.39 => Cost New = 155,493

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 116,619
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 204,084

2018 Est. T.C.V. 006-790-057-00 = 391,518

Est. TCV/Total Floor Area = 249.37, Most recent sale 09/16/1995 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,500	196,500	196,500	109,918	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	2,308	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,800	195,800	195,800	112,226	112,226	0	0

45-006-790-058-00 2018 Est. T.C.V. SALISBURY ANN M REVOCABLE
 Property Class: 401 5733 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								150,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					8,054

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1550 SF Floor Area = 3100 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.72	-9.57	0.00	1308	129,688
2	Story Siding	Overhang	71.91	0.00	0.00	242	17,402

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	24.32	146	3,551
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
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(17) Garages

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

Base Cost	18.89	484	9,143
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 235,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 223,761
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 391,582

2018 Est. T.C.V. 006-790-058-00 = 549,636

Est. TCV/Total Floor Area = 177.30, Most recent sale 05/26/1998 for 62,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
284,000	284,000	284,000	261,760	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,200	0	5,496	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
274,800	274,800	274,800	267,256	267,256	267,256

45-006-790-060-00 2018 Est. T.C.V. MOORED KAREN J TRUST
 Property Class: 401 5727 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								150,000

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	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,904

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1998

(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 Pine Logs	Crawl Space	93.84	-10.49	0.00	768	64,013

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	34.01	176	5,986
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(16) Deck/Balcony

Treated Wood, Standard	7.45	150	1,118
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County Multiplier = 1.39 => Cost New = 113,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 96,855
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 169,496

2018 Est. T.C.V. 006-790-060-00 = 321,400

Est. TCV/Total Floor Area = 278.99, Most recent sale 06/22/2007 for 420,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,900	168,900	168,900	164,531	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-8,200	0	0	-3,831	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,700	160,700	160,700	167,986	160,700	160,700	

45-006-790-061-00 2018 Est. T.C.V. LEVINE PETER A
 Property Class: 401 5822 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1044 SF Floor Area = 1566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.15	-10.15	0.00	1044	82,476

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WGEP (1 Story), Standard	36.83	144	5,304
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(16) Deck/Balcony

Treated Wood, Standard	16.98	20	340
Treated Wood, Standard	6.61	313	2,069

County Multiplier = 1.39 => Cost New = 143,939

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 122,348
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 214,109

2018 Est. T.C.V. 006-790-061-00 = 404,106

Est. TCV/Total Floor Area = 258.05, Most recent sale 10/14/1992 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,100	204,100	204,100	105,697	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	2,219	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,100	202,100	202,100	107,916	107,916	0	0

45-006-790-062-00 2018 Est. T.C.V. WILSON ERIC S & CAROL L
 Property Class: 401 5715 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	154.00	1.0000	1.0000	3600	100	LOT 62	180,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								180,000

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+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 630 SF Floor Area = 630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	78.23	-11.61	0.00	630	41,971

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.62	309	2,046
Treated Wood,Standard	8.40	96	806

County Multiplier = 1.39 => Cost New = 78,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 62,531
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 109,429

2018 Est. T.C.V. 006-790-062-00 = 291,929

Est. TCV/Total Floor Area = 463.38, Most recent sale 08/21/2006 for 297,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
147,900	147,900	147,900	115,399	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,900	0	0	2,423	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,000	146,000	146,000	117,822	117,822	0

45-006-790-064-00 2018 Est. T.C.V. WILSON ERIC S & CAROL L
 Property Class: 401 5713 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								150,000

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 C+10 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 787 SF Floor Area = 973 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	89.41	-11.46	0.00	744	57,995
1	Story Siding	Crawl Space	77.76	-11.46	0.00	43	2,851

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 1 Story 3250.00 1 3,250

(16) Porches
 WSEP (1 Story), Standard 41.13 64 2,632
 WCP (1 Story), Standard 30.70 84 2,579

(16) Deck/Balcony
 Treated Wood, Standard 7.86 122 959

County Multiplier = 1.39 => Cost New = 109,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 77,694
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 135,965

2018 Est. T.C.V. 006-790-064-00 = 287,465

Est. TCV/Total Floor Area = 295.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,200	146,200	146,200	70,414	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500		0	0	1,478	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,700	143,700	143,700	71,892	71,892		0

45-006-790-065-00 2018 Est. T.C.V. BICHLER BETH ANN & HOCKING PATRICIA
 Property Class: 401 5800 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								184,997

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 CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 770 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	98.57	-9.40	0.00	770	68,661

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Dishwasher	535.00	1	535
Garbage Disposal	190.00	1	190

(16) Porches

CGEP (1 Story), Standard	41.89	108	4,524
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County Multiplier = 1.39 => Cost New = 112,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 74,098

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 129,672

2018 Est. T.C.V. 006-790-065-00 = 319,669

Est. TCV/Total Floor Area = 207.58, Most recent sale 03/05/2009 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,300	160,300	160,300	74,348	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	1,561	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,800	159,800	159,800	75,909	75,909	0	

45-006-790-066-00 2018 Est. T.C.V. TRIS JOHN S & MARY S
 Property Class: 401 5697 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								150,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 860 SF Floor Area = 1720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	130.55	-12.84	3.70	860	104,413

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WPP, Standard	12.42	192	2,385
WPP, Standard	12.42	192	2,385

(16) Deck/Balcony

Composite, Standard	9.34	124	1,158
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County Multiplier = 1.39 => Cost New = 175,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 170,284
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 297,996

2018 Est. T.C.V. 006-790-066-00 = 450,496

Est. TCV/Total Floor Area = 261.92, Most recent sale 01/17/2001 for 77,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,600	230,600	230,600	113,891	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,400	0	0	0	2,391	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,200	225,200	225,200	116,282	116,282	116,282	

45-006-790-068-00 2018 Est. T.C.V. IVES ELIZABETH A
 Property Class: 401 5685 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								184,997

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 TRI-LEVEL Cls C+10 Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1358 SF Floor Area = 2030 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.14	0.00	0.00	686	48,116
	Bi-Level Siding	Bi-Lev.100%	90.32	0.00	0.00	672	60,695

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

Basement Recreation Finish	11.45	686	7,855
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	2	3,830
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

WSEP (1 Story), Standard	23.26	264	6,141
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(16) Deck/Balcony

Treated Wood, Standard	7.11	194	1,379
Treated Wood, Standard	6.43	424	2,726

(16) Breezeways

Frame Wall, Finished	27.75	48	1,332
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(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750
Storage area over garage	3.95	192	758

County Multiplier = 1.39 => Cost New = 218,917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 142,296

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 = 145,146

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 254,005

2018 Est. T.C.V. 006-790-068-00 = 441,502

Est. TCV/Total Floor Area = 217.49, Most recent sale 12/28/1987 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
225,300	225,300	225,300	150,730	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,500	0	0	3,165	0

Parcel Number: 45-006-790-068-00

Page: 2

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,800	220,800	220,800	153,895	153,895	153,895

45-006-790-069-00 2018 Est. T.C.V. EVANS MARIANNE
 Property Class: 401 5784 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ISLE	50.00	191.00	1.0000	1.0000	3000	100	PROGRESSION	150,000
50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								150,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.37	1.00	160	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 C+10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1089 SF Floor Area = 1798 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	105.72	-10.52	3.70	946	93,559
1	Story Siding	Crawl Space	72.81	-10.52	2.11	143	9,209

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

WPP, Standard	8.99	332	2,985
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(16) Deck/Balcony

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

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

Base Cost	33.10	260	8,606
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 176,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,

Depr.Cost = 150,166

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 262,791

2018 Est. T.C.V. 006-790-069-00 = 417,791

Est. TCV/Total Floor Area = 232.36, Most recent sale 12/30/2011 for 385,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
216,500	216,500	216,500	187,098	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,900	-11,500	3,900	3,929	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,900	208,900	208,900	194,927	194,927	0	

45-006-790-072-00 2018 Est. T.C.V. WINOGRAD CAROL L TR
 Property Class: 401 5667 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	230.00	0.8598	0.8708	13000	100	973,280
LK MI "A"	13000	53.99	230.00	0.8598	0.8708	13000	50 SURPLUS: PART OF LOT	262,737
154 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								1,236,017

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 B-10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1240 SF Floor Area = 1708 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	101.82	-11.64	0.00	936	84,408
1	Story Siding	Crawl Space	82.01	-11.64	0.00	304	21,392

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600
Fireplace: Wood Stove	2425.00	1	2,425

(16) Porches

WPP, Standard	9.92	556	5,516
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(16) Deck/Balcony

Wood Balcony	27.25	60	1,635
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(17) Garages

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 = 216,539

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 140,750
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 260,388

2018 Est. T.C.V. 006-790-072-00 = 1,498,905

Est. TCV/Total Floor Area = 877.58, Most recent sale 08/27/2010 for 1,500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
857,600	857,600	857,600	730,098	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-108,100	0	15,332	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
749,500	749,500	749,500	745,430	745,430	0	

45-006-790-072-50 2018 Est. T.C.V. MYERS JOHN C & TERESA L
 Property Class: 401 5671 S MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3600/FF	50.00	157.00	0.8123	1.0000	3600	100		146,205
A TYPE 3600/FF	50.00	157.00	0.8123	1.0000	3600	100		146,205
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								292,411

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 MODULAR Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.47	-9.25	0.00	1232	90,207

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

WPP, Standard	18.85	50	943
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(16) Deck/Balcony

Treated Wood, Standard	7.01	208	1,458
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 159,783

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 119,837
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 209,715

2018 Est. T.C.V. 006-790-072-50 = 504,626

Est. TCV/Total Floor Area = 273.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
244,000	244,000	244,000	151,378	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	3,178	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
252,300	252,300	252,300	154,556	154,556	0

45-006-790-075-00 2018 Est. T.C.V. YOUNG MILLER BARBARA K
 Property Class: 401 5766 S LAKE ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	38.00	191.00	1.0858	1.0000	3000	100		123,783
38 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								123,783

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 648 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.71	-10.97	0.00	648	68,520

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	27.96	108	3,020
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
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County Multiplier = 1.39 => Cost New = 114,894

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,915
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 160,851

2018 Est. T.C.V. 006-790-075-00 = 287,134

Est. TCV/Total Floor Area = 221.55, Most recent sale 08/29/2014 for 340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,100	144,100	144,100	144,100	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,600	143,600	143,600	147,126	143,600	0	