

45-006-795-001-00 2018 Est. T.C.V. ROBINSON PATRICIA G TRUST
 Property Class: 407 1 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >4000SQFT			1 Units	210000.00000	100			210,000
		0.00	Total Acres				Total Est. Land Value =	210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1771 SF Floor Area = 4588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	127.61	-10.89	-1.19	1771	204,604
1	Story Siding	Overhang	52.83	0.00	0.00	160	8,453
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				225,840

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	10.21	84	858
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County Multiplier = 1.39 => Cost New = 352,325

Lump Sum Item(s):

END UNIT FOUR LEVELS	10000.00	1.0	10,000
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Notes: 10/15/15 THIS UNIT WITH LADDER ACCESS LOFT APROX 160SQFT, (BUILT INTO COMMON AREA ATTIC, AMENDED MASTER DOCS). A

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 271,744
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 1,059,802

2018 Est. T.C.V. 006-795-001-00 = 1,269,802

Est. TCV/Total Floor Area = 276.77, Most recent sale 10/10/2014 for 1,300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
638,600	638,600	638,600	553,780	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	11,629	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
634,900	634,900	634,900	565,409	565,409	0

45-006-795-002-00 2018 Est. T.C.V. BUCHANAN JOAN B TRUST
 Property Class: 407 2 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1076 SF Floor Area = 2152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.43	-11.91	-0.83	1076	102,962
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,140

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 178,639

Notes: UNIT TYPE C 2S LEVELS:B&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 133,979
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 522,520

2018 Est. T.C.V. 006-795-002-00 = 702,520

Est. TCV/Total Floor Area = 326.45, Most recent sale 03/06/1992 for 313,963

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
348,100	348,100	348,100	210,590	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	4,422	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,300	351,300	351,300	215,012	215,012	0	0

45-006-795-003-00 2018 Est. T.C.V. SOUTH BEACH 3 LLC
 Property Class: 407 3 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1073 SF Floor Area = 1073 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.47	-11.92	-0.41	1073	62,384
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,127

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 113,951

Notes: 1 STRY D 2ND LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,464
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,308

2018 Est. T.C.V. 006-795-003-00 = 413,308

Est. TCV/Total Floor Area = 385.19, Most recent sale 08/09/1991 for 210,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,900	207,900	207,900	207,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,700	206,700	206,700	212,265	206,700	0	

45-006-795-004-00 2018 Est. T.C.V. STAUB GARY W & SUSAN K
 Property Class: 407 4 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1	Units	180000.00	0000	100	180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 2610.00 1 2,610
 Security System 4575.00 1 4,575
 Fireplace: Interior 2 Story 4800.00 1 4,800

(16) Deck/Balcony

Treated Wood,Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 144,597

Notes: 2 STRY LEVELS 3 & PENTHOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 108,448
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 422,945

2018 Est. T.C.V. 006-795-004-00 = 602,945

Est. TCV/Total Floor Area = 408.50, Most recent sale 09/24/2003 for 825,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
318,900	318,900	318,900	291,260	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-17,400	0	0	6,116	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,500	301,500	301,500	297,376	297,376	0	

45-006-795-005-00 2018 Est. T.C.V. MCPHERSON R D & BISDEE JODY A
 Property Class: 407 5 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1072 SF Floor Area = 2144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.54	-11.92	-0.83	1072	102,687
1 Exterior Units, (@6% more) Base cost of Exterior units =							108,848

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 178,233
 Notes: UNIT TYPE C LEVELS B&I

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 133,675
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 521,332

2018 Est. T.C.V. 006-795-005-00 = 701,332

Est. TCV/Total Floor Area = 327.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
347,500	347,500	347,500	210,590	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200		0	0	4,422	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,700	350,700	350,700	215,012	215,012		0

45-006-795-006-00 2018 Est. T.C.V. MUZZIN HELEN E REVOCABLE
 Property Class: 407 6 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1075 SF Floor Area = 1075 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 70.44 -11.91 -0.41 1075 62,479
 1 Exterior Units, (@6% more) Base cost of Exterior units = 66,228

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120
 3 Fixture Bath 3525.00 1 3,525

(14) Water/Sewer
 Public Water 1487.00 1 1,487
 Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610
 Fireplace: Interior 2 Story 4800.00 1 4,800

(16) Deck/Balcony
 Treated Wood,Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 114,091
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,568
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,717

2018 Est. T.C.V. 006-795-006-00 = 413,717

Est. TCV/Total Floor Area = 384.85, Most recent sale 11/05/2001 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,100	208,100	208,100	180,716	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,795	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,900	206,900	206,900	184,511	184,511	184,511	

45-006-795-007-00 2018 Est. T.C.V. BUNCE FAMILY LLC
 Property Class: 407 7 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STORY UPPER E 3RD&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-007-00 = 584,344

Est. TCV/Total Floor Area = 395.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,700	309,700	309,700	202,409	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,500	0	0	4,250	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	206,659	0	

45-006-795-008-00 2018 Est. T.C.V. MCNIER LINDA K
 Property Class: 407 8 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1269 SF Floor Area = 2538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.56	-11.29	-0.83	1269	116,037
1 Exterior Units, (@6% more) Base cost of Exterior units =							123,000

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 197,904

Notes: 2 STRY END LEVELS B & 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 148,428
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 578,868

2018 Est. T.C.V. 006-795-008-00 = 758,868

Est. TCV/Total Floor Area = 299.00, Most recent sale 10/04/2013 for 670,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
376,500	376,500	376,500	344,290	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	7,230	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
379,400	379,400	379,400	351,520	351,520	0	

45-006-795-009-00 2018 Est. T.C.V. MCCLURE DOUGLAS & CATHERINE
 Property Class: 407 9 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2466 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1 Exterior Units, (@6% more) Base cost of Exterior units =							120,412

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 194,307
 Notes: 2STRY END UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 155,446
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 606,238

2018 Est. T.C.V. 006-795-009-00 = 786,238

Est. TCV/Total Floor Area = 318.83, Most recent sale 05/01/2017 for 835,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
390,300	390,300	390,300	340,236	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	52,864	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
393,100	393,100	393,100	347,380	393,100	0	

45-006-795-010-00 2018 Est. T.C.V. FISCHHOFF DAVID A & KATHLEEN
 Property Class: 407 10 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1446 SF Floor Area = 2892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	99.86	-10.82	-0.83	1446	127,552
1 Exterior Units, (@6% more) Base cost of Exterior units =							135,205

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
Security System	4575.00	1	4,575
Fireplace: Interior 2 Story	4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard	7.95	200	1,590
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County Multiplier = 1.39 => Cost New = 222,294

Lump Sum Item(s):

SOUTH END UNIT	10000.00	1.0	10,000
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Notes: 2 STRY END LOWER.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 185,835
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 724,757

2018 Est. T.C.V. 006-795-010-00 = 904,757

Est. TCV/Total Floor Area = 312.85, Most recent sale 09/19/2016 for 920,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
449,900	449,900	449,900	449,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	2,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
452,400	452,400	452,400	459,347	452,400	0	

45-006-795-011-00 2018 Est. T.C.V. BURSTEIN PAUL D & SHARON L
 Property Class: 407 11 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>2000SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1445 SF Floor Area = 2890 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	99.87	-10.82	-0.83	1445	127,478
1 Exterior Units, (@6% more) Base cost of Exterior units =							135,127

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 214,760

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 179,808
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 701,252

2018 Est. T.C.V. 006-795-011-00 = 881,252

Est. TCV/Total Floor Area = 304.93, Most recent sale 09/12/2014 for 835,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
438,000	438,000	438,000	386,594	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	8,118	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
440,600	440,600	440,600	394,712	394,712	0	

45-006-795-012-00 2018 Est. T.C.V. COLE GRETCHEN B TRUST
 Property Class: 407 12 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1076 SF Floor Area = 2152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.43	-11.91	-0.83	1076	102,962
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,140

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 178,639

Notes: UNIT TYPE C 2STRY LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 133,979
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 522,520

2018 Est. T.C.V. 006-795-012-00 = 702,520

Est. TCV/Total Floor Area = 326.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
348,100	348,100	348,100	210,590	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200		0	0	4,422	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,300	351,300	351,300	215,012	215,012		0

45-006-795-013-00 2018 Est. T.C.V. WASKIN LYNNE F TRUST
 Property Class: 407 13 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1073 SF Floor Area = 1073 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.47	-11.92	-0.41	1073	62,384
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,127

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 113,951

Notes: 1 STRY D MID 2ND LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,464
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,308

2018 Est. T.C.V. 006-795-013-00 = 413,308

Est. TCV/Total Floor Area = 385.19, Most recent sale 09/02/1995 for 227,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,900	207,900	207,900	152,214	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,196	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,700	206,700	206,700	155,410	155,410	0	0

45-006-795-014-00 2018 Est. T.C.V. ZMYSLOWSKI DAVID J TRUST
 Property Class: 407 14 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237
 Notes: 1.5S UPPER E 3RD&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-014-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 05/12/2016 for 615,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,500	309,500	309,500	309,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,300	0	0	-17,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	315,999	292,200	0	

45-006-795-015-00 2018 Est. T.C.V. CAHILL KELLY C & MARY L
 Property Class: 407 15 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1081 SF Floor Area = 2162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.29	-11.89	-0.83	1081	103,311
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,510

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 179,153

Notes: UNIT TYPE C 2STRY LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 143,322
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 558,957

2018 Est. T.C.V. 006-795-015-00 = 738,957

Est. TCV/Total Floor Area = 341.79, Most recent sale 09/03/1992 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
348,900	348,900	348,900	210,590	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
17,500	3,100	0	17,500	4,422	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
369,500	369,500	369,500	232,512	232,512	232,512	

45-006-795-016-00 2018 Est. T.C.V. STEWART SCOTT R & ANN H
 Property Class: 407 16 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D MID LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,217
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 355,746

2018 Est. T.C.V. 006-795-016-00 = 435,746

Est. TCV/Total Floor Area = 405.72, Most recent sale 09/22/2009 for 505,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,200	219,200	219,200	219,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	223,803	217,900	0	

45-006-795-017-00 2018 Est. T.C.V. BROWN PATRICK D & ROBERTA M
 Property Class: 407 17 SOUTH BEACH
 Map #: 30.38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237
 Notes: 1.5S UPPER E 3RD&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-017-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 08/28/2017 for 540,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,700	309,700	309,700	202,409	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,500	0	0	89,791	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	292,200	0	0

45-006-795-018-00 2018 Est. T.C.V. BURNS LAURENCE J & MARION D
 Property Class: 407 18 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 927 SF Floor Area = 1854 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 2 Story Siding Slab 112.86 -12.48 -0.83 927 92,283
 1 Exterior Units, (@6% more) Base cost of Exterior units = 97,820

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 162,904

Notes: 2 STRY END LOWER 1/2B+L1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 122,178
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 476,494

2018 Est. T.C.V. 006-795-018-00 = 656,494

Est. TCV/Total Floor Area = 354.10, Most recent sale 05/29/1996 for 340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
325,000	325,000	325,000	232,542	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	4,883	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,200	328,200	328,200	237,425	237,425	0	0

45-006-795-019-00 2018 Est. T.C.V. WENTLAND FAMILY TRUST
 Property Class: 407 19 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2466 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1 Exterior Units, (@6% more) Base cost of Exterior units =							120,412

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 194,307

Notes: 2STRY END UPPER 2ND&3RD LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 145,730
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 568,348

2018 Est. T.C.V. 006-795-019-00 = 748,348

Est. TCV/Total Floor Area = 303.47, Most recent sale 01/20/2017 for 725,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
371,200	371,200	371,200	253,696	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	120,504	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
374,200	374,200	374,200	259,023	374,200		0

45-006-795-020-00 2018 Est. T.C.V. FISHERS LAKESIDE LLC
 Property Class: 407 20 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	1 Units	80000.00000	40	NON VIEW-MGR UNIT	<700SQFT	32,000
0.00 Total Acres Total Est. Land Value =								32,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 636 SF Floor Area = 636 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	82.11	-14.09	-0.41	636	43,000
1 Exterior Units, (@6% more) Base cost of Exterior units =							45,580

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 2 Story	4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 80,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/ 60/100/45.0, Depr.Cost = 36,221

Functional Depreciation because of: 1 BDR GRND FLR

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 141,262

2018 Est. T.C.V. 006-795-020-00 = 173,262

Est. TCV/Total Floor Area = 272.42, Most recent sale 07/24/1996 for 52,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,100	87,100	87,100	40,228	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	844	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	41,072	41,072	0	

45-006-795-021-00 2018 Est. T.C.V. PHILLIPS BEN & MARY
 Property Class: 407 21 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1285 SF Floor Area = 2570 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.21	-11.24	-0.83	1285	117,115
1 Exterior Units, (@6% more) Base cost of Exterior units =							124,142

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	7.90	210	1,659
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County Multiplier = 1.39 => Cost New = 200,653

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 154,240
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 601,536

2018 Est. T.C.V. 006-795-021-00 = 781,536

Est. TCV/Total Floor Area = 304.10, Most recent sale 05/30/2017 for 774,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,200	386,200	386,200	230,841	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	159,959	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
390,800	390,800	390,800	235,688	390,800	0	

45-006-795-022-00 2018 Est. T.C.V. TAUBE SUSAN & JOHN
 Property Class: 407 22 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2630 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1	Story Siding	Overhang	47.55	0.00	0.00	164	7,798
1 Exterior Units, (@6% more) Base cost of Exterior units =							128,678

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	1	4,800

(16) Deck/Balcony

Treated Wood,Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 205,797

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER L2,3,LOFT & ADDITION INTO ORIGINAL COMMON AREA APROXIMATLY 14X14 ACCESSED BY LADDER AMENDED TO MA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 151,058
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 589,126

2018 Est. T.C.V. 006-795-022-00 = 769,126

Est. TCV/Total Floor Area = 292.44, Most recent sale 12/18/2014 for 640,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
381,600	381,600	381,600	336,397	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	7,064	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
384,600	384,600	384,600	343,461	343,461	0	

45-006-795-023-00 2018 Est. T.C.V. WETTLAUFER ANN F TRUST
 Property Class: 407 23 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1080 SF Floor Area = 2160 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.32	-11.89	-0.83	1080	103,248
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,443

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 179,060

Notes: UNIT TYPE C 2S LEVELS B&l

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 134,295
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 523,750

2018 Est. T.C.V. 006-795-023-00 = 703,750

Est. TCV/Total Floor Area = 325.81, Most recent sale 05/31/1996 for 280,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
348,800	348,800	348,800	219,815	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100		0		4,616	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,900	351,900	351,900	224,431	224,431	224,431	

45-006-795-024-00 2018 Est. T.C.V. HOFMAN MICHAEL V & AMELIA
 Property Class: 407 24 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D MID LEVEL L2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,217
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 355,746

2018 Est. T.C.V. 006-795-024-00 = 435,746

Est. TCV/Total Floor Area = 405.72, Most recent sale 09/03/2013 for 465,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,200	219,200	219,200	219,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	223,803	217,900	0	

45-006-795-025-00 2018 Est. T.C.V. HELPERS MARK A ET AL
 Property Class: 407 25 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237
 Notes: 1.5S UPPER E, 3RD+LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,590
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 431,301

2018 Est. T.C.V. 006-795-025-00 = 611,301

Est. TCV/Total Floor Area = 414.16, Most recent sale 10/18/2004 for 775,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
326,200	326,200	326,200	286,519	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,500	0	0	6,016	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	292,535	292,535	0	

45-006-795-026-00 2018 Est. T.C.V. GREENE KENNETH W TRUST ET AL
 Property Class: 407 26 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1082 SF Floor Area = 2164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.27	-11.89	-0.83	1082	103,385
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,588

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 179,262

Notes: UNIT TYPE C 2STRY LEVEL B&I

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 134,446
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 524,341

2018 Est. T.C.V. 006-795-026-00 = 704,341

Est. TCV/Total Floor Area = 325.48, Most recent sale 10/31/1997 for 297,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
349,100	349,100	349,100	222,312	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100		0	0	4,668	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
352,200	352,200	352,200	226,980	226,980		0

45-006-795-027-00 2018 Est. T.C.V. ROSEWARNE PHILIP J &
 Property Class: 407 27 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021
 Notes: 1 STRY D, 2ND LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,217
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 355,746

2018 Est. T.C.V. 006-795-027-00 = 435,746

Est. TCV/Total Floor Area = 405.72, Most recent sale 05/21/2004 for 560,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,200	219,200	219,200	219,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	223,803	217,900	0	

45-006-795-028-00 2018 Est. T.C.V. SOUTH BEACH 28 LLC
 Property Class: 407 28 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5S UPPER E, 3RD & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-028-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 09/03/2003 for 100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,800	311,800	311,800	202,409	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-19,600	0	0	4,250	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	206,659	0	0

45-006-795-029-00 2018 Est. T.C.V. KENYON DIANE M
 Property Class: 407 29 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1077 SF Floor Area = 2154 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.40	-11.90	-0.83	1077	103,037
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,219

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 178,748

Notes: UNIT TYPE C 2S LEVELS B&I

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 142,999
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 557,695

2018 Est. T.C.V. 006-795-029-00 = 737,695

Est. TCV/Total Floor Area = 342.48, Most recent sale 06/27/1990 for 225,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
365,900	365,900	365,900	210,590	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900		0	0	4,422	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
368,800	368,800	368,800	215,012	215,012		0

45-006-795-030-00 2018 Est. T.C.V. HAY WILLIAM L & DIANNE A
 Property Class: 407 30 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	1 Units	80000	0.00000	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-030-00 = 413,512

Est. TCV/Total Floor Area = 385.02, Most recent sale 09/30/1994 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	148,851	148,851	0	0

45-006-795-031-00 2018 Est. T.C.V. MCCLURE DOUGLAS G & CATHERINE S
 Property Class: 407 31 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E 3RD&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,590
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 431,301

2018 Est. T.C.V. 006-795-031-00 = 611,301

Est. TCV/Total Floor Area = 414.16, Most recent sale 02/28/2013 for 645,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
326,200	326,200	326,200	288,002	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,500	0	0	6,048	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	294,050	294,050	0	0

45-006-795-032-00 2018 Est. T.C.V. BLASHILL JAMES & JANICE
 Property Class: 407 32 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1082 SF Floor Area = 2164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	108.27	-11.89	-0.83	1082	103,385
1 Exterior Units, (@6% more) Base cost of Exterior units =							109,588

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 179,262

Notes: TYPE C 2STRY LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 134,446
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 524,341

2018 Est. T.C.V. 006-795-032-00 = 704,341

Est. TCV/Total Floor Area = 325.48, Most recent sale 05/27/1995 for 228,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
349,100	349,100	349,100	219,815	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100		0	0	4,616	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
352,200	352,200	352,200	224,431	224,431		0

45-006-795-033-00 2018 Est. T.C.V. SHARP GORDON C TRUST
 Property Class: 407 33 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-033-00 = 413,512

Est. TCV/Total Floor Area = 385.02, Most recent sale 10/24/1994 for 189,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	148,851	148,851	0	0

45-006-795-034-00 2018 Est. T.C.V. BRENNEMAN HUGH W JR & CHATERINE S
 Property Class: 407 34 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-034-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 08/30/2012 for 560,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,200	311,200	311,200	284,176	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-19,000	0	0	5,967	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	290,143	290,143	0	0

45-006-795-035-00 2018 Est. T.C.V. MILETO VINCENT & JAMIE LAVERNE
 Property Class: 407 35 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>2000SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1267 SF Floor Area = 2534 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.60	-11.29	-0.83	1267	115,905
1 Exterior Units, (@6% more) Base cost of Exterior units =							122,859

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	7.90	210	1,659
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County Multiplier = 1.39 => Cost New = 198,871

Lump Sum Item(s):

END UNIT LOWE	5000.00	1.0	5,000
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Notes: 2 STRY END LOWER LEVEL B&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 163,097
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 636,077

2018 Est. T.C.V. 006-795-035-00 = 816,077

Est. TCV/Total Floor Area = 322.05, Most recent sale 09/08/2015 for 800,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,300	385,300	385,300	369,092	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
19,800	2,900	0	19,800	7,750	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
408,000	408,000	408,000	396,642	396,642	0	

45-006-795-036-00 2018 Est. T.C.V. WYNNS JAMES C & MARILYN H
 Property Class: 407 36 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1237 SF Floor Area = 2728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.26	-11.38	-0.83	1237	113,866
1	Story Siding	Overhang	47.54	0.00	0.00	254	12,075
1 Exterior Units, (@6% more) Base cost of Exterior units =							133,497

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	1	4,800

(16) Deck/Balcony

Treated Wood,Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 212,496

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2S+LOFT END UPPER LEVEL2,3+LOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 166,872
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 650,800

2018 Est. T.C.V. 006-795-036-00 = 830,800

Est. TCV/Total Floor Area = 304.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
412,600	412,600	412,600	276,667	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	5,810	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
415,400	415,400	415,400	282,477	282,477	0	

45-006-795-037-00 2018 Est. T.C.V. HULLVERSON JAMES E JR & LAURE
 Property Class: 407 37 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1262 SF Floor Area = 2524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.71	-11.31	-0.83	1262	115,561
1 Exterior Units, (@6% more) Base cost of Exterior units =							122,495

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 197,202

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LEVELS B&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 151,652
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 591,442

2018 Est. T.C.V. 006-795-037-00 = 771,442

Est. TCV/Total Floor Area = 305.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
382,800	382,800	382,800	236,189	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	4,959	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,700	385,700	385,700	241,148	241,148	0	

45-006-795-038-00 2018 Est. T.C.V. GIRARDY KAREN A TRUST
 Property Class: 407 38 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1283 SF Floor Area = 2566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.25	-11.25	-0.83	1283	116,971
1 Exterior Units, (@6% more) Base cost of Exterior units =							123,989

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 199,280

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER LEVELS 2&3

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 156,960
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 612,143

2018 Est. T.C.V. 006-795-038-00 = 792,143

Est. TCV/Total Floor Area = 308.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
393,200	393,200	393,200	234,890	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	4,932	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
396,100	396,100	396,100	239,822	239,822	0	

45-006-795-039-00 2018 Est. T.C.V. JABLONSKI GREGORY P & MARCIA
 Property Class: 407 39 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
------------------------	------	----	-----

County Multiplier = 1.39 => Cost New = 114,021
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-039-00 = 413,512

Est. TCV/Total Floor Area = 385.02, Most recent sale 10/11/1996 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	153,667	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	3,227	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	156,894	156,894		0

45-006-795-040-00 2018 Est. T.C.V. WHITE LELAND E & BARBARA A
 Property Class: 407 40 SOUTH BEACH
 Map #: 30.38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-040-00 = 413,512

Est. TCV/Total Floor Area = 385.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	148,851	148,851	0	0

45-006-795-041-00 2018 Est. T.C.V. WINSILVER LLC
 Property Class: 407 41 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,590
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 431,301

2018 Est. T.C.V. 006-795-041-00 = 611,301

Est. TCV/Total Floor Area = 414.16, Most recent sale 12/15/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
326,200	326,200	326,200	289,596	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,500	0	0	6,081	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	295,677	295,677	0	0

45-006-795-042-00 2018 Est. T.C.V. VANTUINEN SUSAN D TRUSTEE
 Property Class: 407 42 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1077 SF Floor Area = 1077 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.40	-11.90	-0.41	1077	62,563
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,317

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,215
 Notes: 1S LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,661
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 334,078

2018 Est. T.C.V. 006-795-042-00 = 414,078

Est. TCV/Total Floor Area = 384.47, Most recent sale 12/12/1992 for 201,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,200	208,200	208,200	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,000	207,000	207,000	148,851	148,851	0	0

45-006-795-043-00 2018 Est. T.C.V. HULLVERSON JAMES E JR & LAURE B
 Property Class: 407 43 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-043-00 = 413,512

Est. TCV/Total Floor Area = 385.02, Most recent sale 09/02/2003 for 526,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	208,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	212,368	206,800	0	0

45-006-795-044-00 2018 Est. T.C.V. MCGRAW STEVEN D & BARBARA F MORELY
 Property Class: 407 44 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237
 Notes: 1.5S LEVEL 3 & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,590
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 431,301

2018 Est. T.C.V. 006-795-044-00 = 611,301

Est. TCV/Total Floor Area = 414.16, Most recent sale 06/05/2009 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
326,200	326,200	326,200	289,596	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,500	0	0	6,081	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	295,677	295,677	0	0

45-006-795-045-00 2018 Est. T.C.V. LEINWEBER LARRY D
 Property Class: 407 45 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1256 SF Floor Area = 2512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.84	-11.32	-0.83	1256	115,163
1 Exterior Units, (@6% more) Base cost of Exterior units =							122,072

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 196,615

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LEVELS B&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 151,211
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 589,724

2018 Est. T.C.V. 006-795-045-00 = 769,724

Est. TCV/Total Floor Area = 306.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
381,900	381,900	381,900	230,841	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	4,847	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
384,900	384,900	384,900	235,688	235,688	0	

45-006-795-046-00 2018 Est. T.C.V. MEARA YVONNE DECLARATION OF TRUST
 Property Class: 407 46 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2466 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1 Exterior Units, (@6% more) Base cost of Exterior units =							120,412

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 194,307

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER LEVELS 2&3

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 153,230
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 597,598

2018 Est. T.C.V. 006-795-046-00 = 777,598

Est. TCV/Total Floor Area = 315.33, Most recent sale 03/01/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,800	385,800	385,800	263,241	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	5,528	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
388,800	388,800	388,800	268,769	268,769	0	

45-006-795-047-00 2018 Est. T.C.V. CIULLO SUSAN F REVOCABLE TRUST
 Property Class: 407 47 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1274 SF Floor Area = 2548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.45	-11.27	-0.83	1274	116,380
1 Exterior Units, (@6% more) Base cost of Exterior units =							123,363

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 198,408

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LEVELS B & 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 152,556
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 594,970

2018 Est. T.C.V. 006-795-047-00 = 774,970

Est. TCV/Total Floor Area = 304.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
384,600	384,600	384,600	230,841	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	4,847	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
387,500	387,500	387,500	235,688	235,688	0	

45-006-795-048-00 2018 Est. T.C.V. ORRINGER SUSAN M
 Property Class: 407 48 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2466 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1 Exterior Units, (@6% more) Base cost of Exterior units =							120,412

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 194,307

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER LEVELS 2&3

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 153,230
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 597,598

2018 Est. T.C.V. 006-795-048-00 = 777,598

Est. TCV/Total Floor Area = 315.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,800	385,800	385,800	234,890	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	4,932	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
388,800	388,800	388,800	239,822	239,822	0	

45-006-795-049-00 2018 Est. T.C.V. CLAYPOOL ALLAN J & CATHERINE A
 Property Class: 407 49 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1077 SF Floor Area = 1077 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.40	-11.90	-0.41	1077	62,563
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,317

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
------------------------	------	----	-----

County Multiplier = 1.39 => Cost New = 114,215
 Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,661
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 334,078

2018 Est. T.C.V. 006-795-049-00 = 414,078

Est. TCV/Total Floor Area = 384.47, Most recent sale 08/31/1993 for 213,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,200	208,200	208,200	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,000	207,000	207,000	148,851	148,851	0	0

45-006-795-050-00 2018 Est. T.C.V. HAASE ARLAN TRUST
 Property Class: 407 50 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021

Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,516
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 333,512

2018 Est. T.C.V. 006-795-050-00 = 413,512

Est. TCV/Total Floor Area = 385.02, Most recent sale 11/08/1999 for 325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	153,972	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,233	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,800	206,800	206,800	157,205	157,205	0	

45-006-795-051-00 2018 Est. T.C.V. PETRAUSKAS RAYMOND V QPRT
 Property Class: 407 51 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-051-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 08/27/2001 for 565,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,100	311,100	311,100	250,840	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-18,900	0	0	5,267	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	256,107	256,107	0	0

45-006-795-052-00 2018 Est. T.C.V. KERNSTOCK THOMAS A & CAROL
 Property Class: 407 52 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	1 Units	80000	0.00000	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1087 SF Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.21	-11.87	-0.41	1087	62,970
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,748

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,814

Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 86,111
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 335,832

2018 Est. T.C.V. 006-795-052-00 = 415,832

Est. TCV/Total Floor Area = 382.55, Most recent sale 09/04/1992 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,100	209,100	209,100	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,900	207,900	207,900	148,851	148,851	0	0

45-006-795-053-00 2018 Est. T.C.V. CLAEYS GREGG & GRETA A
 Property Class: 407 53 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.38	-11.90	-0.41	1078	62,599
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,355

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,269
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,415
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 356,518

2018 Est. T.C.V. 006-795-053-00 = 436,518

Est. TCV/Total Floor Area = 404.93, Most recent sale 08/31/2009 for 450,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,500	219,500	219,500	219,318	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,018	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,300	218,300	218,300	223,923	218,300	0	

45-006-795-054-00 2018 Est. T.C.V. SOUTH BEACH 54 LLC
 Property Class: 407 54 SOUTH BEACH
 Map #: 30.38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5STRY UPPER E LEVEL 3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 110,590
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 431,301

2018 Est. T.C.V. 006-795-054-00 = 611,301

Est. TCV/Total Floor Area = 414.16, Most recent sale 08/31/2009 for 660,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
326,200	326,200	326,200	289,596	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,500	0	0	6,081	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,700	305,700	305,700	295,677	295,677	0	0

45-006-795-055-00 2018 Est. T.C.V. SWETS ROGER & ALLISON
 Property Class: 407 55 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1077 SF Floor Area = 1077 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.40	-11.90	-0.41	1077	62,563
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,317

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,215
 Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,661
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 334,078

2018 Est. T.C.V. 006-795-055-00 = 414,078

Est. TCV/Total Floor Area = 384.47, Most recent sale 08/19/2011 for 490,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,200	208,200	208,200	208,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,000	207,000	207,000	212,572	207,000	0	

45-006-795-056-00 2018 Est. T.C.V. CIULLO SUSAN F REVOCABLE TRUST
 Property Class: 407 56 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1074 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.45	-11.91	-0.41	1074	62,432
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,178

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,021
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,217
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 355,746

2018 Est. T.C.V. 006-795-056-00 = 435,746

Est. TCV/Total Floor Area = 405.72, Most recent sale 08/27/2001 for 460,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,200	219,200	219,200	180,716	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	3,795	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	184,511	184,511	0	0

45-006-795-057-00 2018 Est. T.C.V. SCHWARTZ DONALD R & ANN G
 Property Class: 407 57 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E L3 & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-057-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 10/19/2017 for 665,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,100	311,100	311,100	202,409	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-18,900	0	0	89,791	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	292,200	0	

45-006-795-058-00 2018 Est. T.C.V. JANIZEK DAVID B & PATRICIA C
 Property Class: 407 58 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	1 Units	80000	0.00000	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1087 SF Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.21	-11.87	-0.41	1087	62,970
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,748

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,814

Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,852
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 358,221

2018 Est. T.C.V. 006-795-058-00 = 438,221

Est. TCV/Total Floor Area = 403.15, Most recent sale 06/08/2005 for 635,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,400	220,400	220,400	220,400	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,100	219,100	219,100	225,028	219,100	0	

45-006-795-059-00 2018 Est. T.C.V. MCCOY CARL R & VIRGINIA O
 Property Class: 407 59 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	1 Units	80000	0.00000	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1076 SF Floor Area = 1076 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.42	-11.91	-0.41	1076	62,516
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,267

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,145
 Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 92,457
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 360,584

2018 Est. T.C.V. 006-795-059-00 = 440,584

Est. TCV/Total Floor Area = 409.46, Most recent sale 12/05/2014 for 439,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
221,600	221,600	221,600	221,600	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	-1,300	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,300	220,300	220,300	226,253	220,300	0	

45-006-795-060-00 2018 Est. T.C.V. RALLS FAMILY TRUST
 Property Class: 407 60 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.5 STRY UPPER E L3 & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-060-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 08/16/1991 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,200	311,200	311,200	202,409	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-19,000	0	0	4,250	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	206,659	206,659	

45-006-795-061-00 2018 Est. T.C.V. SOUTH BEACH #61 LLC
 Property Class: 407 61 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1267 SF Floor Area = 2534 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.60	-11.29	-0.83	1267	115,905
1 Exterior Units, (@6% more) Base cost of Exterior units =							122,859

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 197,709

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LOWER LB&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 152,032
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 592,924

2018 Est. T.C.V. 006-795-061-00 = 772,924

Est. TCV/Total Floor Area = 305.02, Most recent sale 09/05/2001 for 799,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
383,500	383,500	383,500	350,869	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	7,368	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
386,500	386,500	386,500	358,237	358,237	0	

45-006-795-062-00 2018 Est. T.C.V. SCHMITT PHILIP & CHERYL
 Property Class: 407 62 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1233 SF Floor Area = 2466 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	104.35	-11.39	-0.83	1233	113,596
1 Exterior Units, (@6% more) Base cost of Exterior units =							120,412

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
Security System	4575.00	1	4,575
Fireplace: Interior 2 Story	4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 200,666

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 2STRY END UPPER L2&3

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 168,533
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 657,279

2018 Est. T.C.V. 006-795-062-00 = 837,279

Est. TCV/Total Floor Area = 339.53, Most recent sale 01/09/2015 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
415,900	415,900	415,900	386,547	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	8,117	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
418,600	418,600	418,600	394,664	394,664	0	

45-006-795-063-00 2018 Est. T.C.V. FEELEY HENRY J & MARY DIANE
 Property Class: 407 63 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1190 SF Floor Area = 2380 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	105.34	-11.51	-0.83	1190	110,670
1 Exterior Units, (@6% more) Base cost of Exterior units =							117,310

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 189,995

Lump Sum Item(s):

END UNIT LOWER	5000.00	1.0	5,000
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Notes: 2 STRY END LOWER LB&1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 146,247
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 570,362

2018 Est. T.C.V. 006-795-063-00 = 750,362

Est. TCV/Total Floor Area = 315.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
372,200	372,200	372,200	230,841	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	4,847	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
375,200	375,200	375,200	235,688	235,688	0	

45-006-795-064-00 2018 Est. T.C.V. GERSACK JOHN R & VIRGINIA R TR
 Property Class: 407 64 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 761 SF Floor Area = 2283 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	162.14	-13.30	-1.13	761	112,407
1 Exterior Units, (@6% more) Base cost of Exterior units =							119,152

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 192,555

Lump Sum Item(s):

END UNIT UPPER	10000.00	1.0	10,000
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Notes: 3S END UPPER L2,3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 151,916
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 592,474

2018 Est. T.C.V. 006-795-064-00 = 772,474

Est. TCV/Total Floor Area = 338.36, Most recent sale 10/01/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
383,300	383,300	383,300	283,492	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	5,953	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
386,200	386,200	386,200	289,445	289,445	0	

45-006-795-065-00 2018 Est. T.C.V. ROBERTS RAYMOND E AMENDED TRUST
 Property Class: 407 65 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1069 SF Floor Area = 1069 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.55	-11.93	-0.41	1069	62,226
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,960

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 113,719

Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,289
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 332,628

2018 Est. T.C.V. 006-795-065-00 = 412,628

Est. TCV/Total Floor Area = 385.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,500	207,500	207,500	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,300	206,300	206,300	148,851	148,851	0	0

45-006-795-066-00 2018 Est. T.C.V. MCCABE TERRENCE M & DANIEL MARY JO
 Property Class: 407 66 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1083 SF Floor Area = 1083 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.29	-11.88	-0.41	1083	62,814
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,583

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,585

Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,939
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 335,160

2018 Est. T.C.V. 006-795-066-00 = 415,160

Est. TCV/Total Floor Area = 383.34, Most recent sale 01/14/2013 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,800	208,800	208,800	208,800	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,600	207,600	207,600	213,184	207,600	0	

45-006-795-067-00 2018 Est. T.C.V. SVERA JOHN A & BIRUTE M
 Property Class: 407 67 SOUTH BEACH
 Map #: 30.38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard 9.80 84 823

County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.75 S UPPER E, LEVEL 3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-067-00 = 584,344

Est. TCV/Total Floor Area = 395.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
320,500	320,500	320,500	202,409	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,300	0	0	4,250	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	206,659	206,659	0	

45-006-795-068-00 2018 Est. T.C.V. SCHWARTZ GLENN C & KATHLEEN
 Property Class: 407 68 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1087 SF Floor Area = 1087 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.21	-11.87	-0.41	1087	62,970
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,748

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,814

Notes: 1 STRY D MID LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 86,111
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 335,832

2018 Est. T.C.V. 006-795-068-00 = 415,832

Est. TCV/Total Floor Area = 382.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,100	209,100	209,100	145,790	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	3,061	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,900	207,900	207,900	148,851	148,851	0	0

45-006-795-069-00 2018 Est. T.C.V. SALISBURY DAVID W
 Property Class: 407 69 SOUTH BEACH
 Map #: 30.38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	<1100SQFT	80K	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1083 SF Floor Area = 1083 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	70.29	-11.88	-0.41	1083	62,814
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,583

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 114,585

Notes: 1 STRY D MID LEVEL 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 85,939
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 335,160

2018 Est. T.C.V. 006-795-069-00 = 415,160

Est. TCV/Total Floor Area = 383.34, Most recent sale 04/10/2015 for 420,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,800	208,800	208,800	208,800	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,200	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,600	207,600	207,600	213,184	207,600	0	

45-006-795-070-00 2018 Est. T.C.V. RIVERA STEVEN H & MICHELLE L
 Property Class: 407 70 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC	>1400SQFT	180K	1 Units	180000	0.00000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 984 SF Floor Area = 1476 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Slab 89.63 -12.24 -0.62 984 75,542
 1 Exterior Units, (@6% more) Base cost of Exterior units = 80,074

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 138,237

Notes: 1.75STRY UPPER E, L3&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 103,678
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 404,344

2018 Est. T.C.V. 006-795-070-00 = 584,344

Est. TCV/Total Floor Area = 395.90, Most recent sale 12/16/2009 for 485,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
321,500	321,500	321,500	274,654	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-29,300	0	0	5,767	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,200	292,200	292,200	280,421	280,421	0	0

45-006-795-071-00 2018 Est. T.C.V. MIMA & PA LLC
 Property Class: 407 71 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100SQFT 80K		80K	1 Units	80000	0.00000	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 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1208 SF Floor Area = 1208 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.99	-11.46	-0.41	1208	67,793
1 Exterior Units, (@6% more) Base cost of Exterior units =							71,861

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 130,087

Notes: END UNIT G, LEVEL 1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 97,565
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 380,504

2018 Est. T.C.V. 006-795-071-00 = 460,504

Est. TCV/Total Floor Area = 381.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,600	231,600	231,600	153,889	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	3,231	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,300	230,300	230,300	157,120	157,120	0	

45-006-795-072-00 2018 Est. T.C.V. JOHNSON RICHARD A TRUST &
 Property Class: 407 72 SOUTH BEACH
 Map #: 30,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00	0000	100		180,000
0.00 Total Acres Total Est. Land Value =								180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1129 SF Floor Area = 2822 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	124.11	-11.72	-0.96	1129	125,804
1 Exterior Units, (@6% more) Base cost of Exterior units =							133,353

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	1	4,800

(16) Deck/Balcony

Treated Wood, Standard	9.80	84	823
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County Multiplier = 1.39 => Cost New = 212,295

Notes: 2.5S END UNIT L2,3 & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 159,221
 ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.900 => TCV of Bldg: 1 = 620,962

2018 Est. T.C.V. 006-795-072-00 = 800,962

Est. TCV/Total Floor Area = 283.83, Most recent sale 03/25/2002 for 750,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
397,700	397,700	397,700	338,922	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800		0	0	7,117	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,500	400,500	400,500	346,039	346,039		0

45-006-802-000-00	2018 Est. T.C.V.	SOUTH VILLAGE COMMONS
Property Class: 470		SOUTH VILLAGE COMMONS
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			6.950	Acres	0	100	PARCEL A	0
H802 SOUTH			3	Units	0.00000	100	PARCEL A	0
H802 SOUTH			4	Units	0.00000	100	PARCEL B	0
			6.95	Total Acres			Total Est. Land Value =	0

2018 Est. T.C.V. 006-802-000-00 = 0

Est. TCv/Total Floor Area = 0.00

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

45-006-802-001-00 2018 Est. T.C.V. MONGIN MARK S & JOYCE E
 Property Class: 407 1 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 513 SF Floor Area = 695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	65.43	-10.96	0.00	513	27,943	
1	Story Siding	Overhang	47.25	0.00	0.00	182	8,600	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	38,735

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 66,729
 Notes: BLDG2, 1ST&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,383
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,428

2018 Est. T.C.V. 006-802-001-00 = 131,428

Est. TCV/Total Floor Area = 189.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	52,637	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,105	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	53,742	53,742	0	

45-006-802-002-00 2018 Est. T.C.V. CE BOSTON INVESTMENTS LLC
 Property Class: 407 2 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 513 SF Floor Area = 695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.43	-10.96	0.00	513	27,943
1	Story Siding	Overhang	47.25	0.00	0.00	182	8,600
	1 Exterior Units, (@6% more) Base cost of Exterior units =						38,735

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.21	70	645
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County Multiplier = 1.39 => Cost New = 67,003

Notes: BLDG 2, 1ST FL & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,603
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,845

2018 Est. T.C.V. 006-802-002-00 = 131,845

Est. TCV/Total Floor Area = 189.71, Most recent sale 07/10/2017 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	63,400	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,500	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	64,731	65,900	0	

45-006-802-003-00 2018 Est. T.C.V. DELBUSTO RAMON & NORA
 Property Class: 407 3 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 513 SF Floor Area = 695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.43	-10.96	0.00	513	27,943
1	Story Siding	Overhang	47.25	0.00	0.00	182	8,600
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				38,735

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 66,729

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,383
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,428

2018 Est. T.C.V. 006-802-003-00 = 131,428

Est. TCV/Total Floor Area = 189.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	52,637	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,105	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,700	65,700	65,700	53,742	53,742	0	

45-006-802-004-00 2018 Est. T.C.V. GILLER THOMAS A TRUST
 Property Class: 407 4 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 513 SF Floor Area = 695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.43	-10.96	1.92	513	28,928
1	Story Siding	Overhang	47.25	0.00	0.00	182	8,600
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				39,779

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 68,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,544
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 103,634

2018 Est. T.C.V. 006-802-004-00 = 133,634

Est. TCV/Total Floor Area = 192.28, Most recent sale 09/29/1995 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,400	64,400	64,400	56,483	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,186	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	57,669	57,669	0	

45-006-802-005-00 2018 Est. T.C.V. TERHAAR DOUGLAS & KAREN
 Property Class: 407 5 SOUTH VLG 66
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+5 Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1+	Story Siding	Slab	72.97	-11.56	0.00	505	31,012	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	32,873

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 58,581

Notes: GROUND LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 46,864
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 89,042

2018 Est. T.C.V. 006-802-005-00 = 119,042

Est. TCV/Total Floor Area = 235.73, Most recent sale 01/08/2016 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,500	57,500	57,500	57,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,207	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	58,707	58,707	0	

45-006-802-006-00 2018 Est. T.C.V. STUART DANIEL W & TIFFANY N
 Property Class: 407 6 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
	0.00	Total Acres		Total Est.			Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.37	-10.95	0.00	515	28,026
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
	1 Exterior Units, (@6% more) Base cost of Exterior units =						38,818

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 66,844
 Notes: BLDG3 UPPER & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,475
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,603

2018 Est. T.C.V. 006-802-006-00 = 131,603

Est. TCV/Total Floor Area = 188.81, Most recent sale 03/06/2017 for 138,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	54,808	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	10,992	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,800	65,800	65,800	55,958	65,800	0	

45-006-802-007-00 2018 Est. T.C.V. LYSINGER PROPERTIES LLC
 Property Class: 407 7 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.68	-11.01	0.00	505	27,608
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				29,265

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 53,566

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 42,852
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 81,420

2018 Est. T.C.V. 006-802-007-00 = 111,420

Est. TCV/Total Floor Area = 220.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	48,591	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,020	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,700	55,700	55,700	49,611	49,611	0	

45-006-802-008-00 2018 Est. T.C.V. GEORGE BONNIE & EDWARD
 Property Class: 407 8 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.37	-10.95	0.00	515	28,026
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
1 Exterior Units, (@6% more) Base cost of Exterior units =							38,818

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 66,844
 Notes: BLDG3 UPPER & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,475
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,603

2018 Est. T.C.V. 006-802-008-00 = 131,603

Est. TCV/Total Floor Area = 188.81, Most recent sale 12/05/2014 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	63,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,333	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,800	65,800	65,800	64,833	64,833	0	

45-006-802-009-00 2018 Est. T.C.V. MURAWKA MICHAEL C & AMY T
 Property Class: 407 9 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.68	-11.01	1.92	505	28,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				30,293

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 54,994

Notes: BLDG9, LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 43,995
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 83,591

2018 Est. T.C.V. 006-802-009-00 = 113,591

Est. TCV/Total Floor Area = 224.93, Most recent sale 12/19/1995 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,900	54,900	54,900	52,150	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	1,095	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	53,245	53,245		0

45-006-802-010-00 2018 Est. T.C.V. HANNIGAN DON R & MARY LOU
 Property Class: 407 10 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.37	-10.95	1.92	515	29,015
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
	1 Exterior Units, (@6% more) Base cost of Exterior units =						39,866

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 68,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,641
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 103,817

2018 Est. T.C.V. 006-802-010-00 = 133,817

Est. TCV/Total Floor Area = 191.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,500	64,500	64,500	48,591	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,020	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,900	66,900	66,900	49,611	49,611	0	

45-006-802-011-00 2018 Est. T.C.V. ESIAN THOMAS JAMES & CAROLYN M
 Property Class: 407 11 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+5 Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.97	-11.56	2.01	505	30,007
1 Exterior Units, (@6% more) Base cost of Exterior units =							31,808

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
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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 60,401

Notes: BLDG4 LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 48,321
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 91,810

2018 Est. T.C.V. 006-802-011-00 = 121,810

Est. TCV/Total Floor Area = 241.21, Most recent sale 09/08/2016 for 121,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	58,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	1,234	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,900	60,900	60,900	60,034	60,034	0	

45-006-802-012-00 2018 Est. T.C.V. ALLEN JASON B & MERRIE JO
 Property Class: 407 12 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
	0.00	Total Acres		Total Est.	Land Value =			30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+5 Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.64	-11.50	2.01	515	30,462
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
1 Exterior Units, (@6% more) Base cost of Exterior units =							41,400

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood,Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 71,510

Notes: BLDG4 UPPPER&LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 57,208
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 108,695

2018 Est. T.C.V. 006-802-012-00 = 138,695

Est. TCV/Total Floor Area = 198.99, Most recent sale 07/31/2015 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,900	66,900	66,900	66,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,404	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,300	69,300	69,300	68,304	68,304	0

45-006-802-013-00 2018 Est. T.C.V. LEVINE MICHAEL C & MARY P
 Property Class: 407 13 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	65.68	-11.01	1.92	505	28,578	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	30,293

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 54,994

Notes: BLDG5 LOWER FLAT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 43,995
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 83,591

2018 Est. T.C.V. 006-802-013-00 = 113,591

Est. TCV/Total Floor Area = 224.93, Most recent sale 02/20/2002 for 153,450

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,900	54,900	54,900	54,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900		0	0	1,152	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	56,052	56,052		0

45-006-802-014-00 2018 Est. T.C.V. SHEFFER CAROLYNE G
 Property Class: 407 14 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 515 SF Floor Area = 515 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	65.37	-10.95	1.92	515	29,015	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	30,756

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood, Standard	9.21	70	645
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County Multiplier = 1.39 => Cost New = 56,990

Notes: BLDG5, UPPER, 1 BDRM 1 BATH, NO LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 48,441
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 92,038

2018 Est. T.C.V. 006-802-014-00 = 122,038

Est. TCV/Total Floor Area = 236.97, Most recent sale 06/15/2016 for 123,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,400	57,400	57,400	57,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,600	2,000	0	1,600	1,205	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	60,205	60,205	60,205	

45-006-802-015-00 2018 Est. T.C.V. DAVIS K ROGER & DEBROAH N
 Property Class: 407 15 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+5 Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	68.97	-11.56	2.01	505	30,007	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	31,808

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 58,177

Notes: BLDG5, LOWER FLAT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 46,542
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 88,429

2018 Est. T.C.V. 006-802-015-00 = 118,429

Est. TCV/Total Floor Area = 234.51, Most recent sale 11/20/2015 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,200	57,200	57,200	57,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	1,201	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,200	59,200	59,200	58,401	58,401	0	0

45-006-802-016-00 2018 Est. T.C.V. JOHNSTONE SANDRA REV L TRUST
 Property Class: 407 16 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.37	-10.95	1.92	515	29,015
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				39,866

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 =>

Cost New = 68,301

Notes: BLDG5 UPPER & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,641
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 103,817

2018 Est. T.C.V. 006-802-016-00 = 133,817

Est. TCV/Total Floor Area = 191.99, Most recent sale 11/10/1993 for 63,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,500	64,500	64,500	49,109	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,031	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,900	66,900	66,900	50,140	50,140	0	

45-006-802-017-00 2018 Est. T.C.V. CAPEHART CRAIG EARL &
 Property Class: 407 17 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 513 SF Floor Area = 695 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.43	-10.96	1.92	513	28,928
1	Story Siding	Overhang	47.25	0.00	0.00	182	8,600
1 Exterior Units, (@6% more) Base cost of Exterior units =							39,779

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 68,180
 Notes: STAND ALONE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 54,544
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 103,634

2018 Est. T.C.V. 006-802-017-00 = 133,634

Est. TCV/Total Floor Area = 192.28, Most recent sale 06/30/2006 for 189,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,400	64,400	64,400	64,400	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400		0	0	1,352	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	65,752	65,752		0

45-006-802-027-00 2018 Est. T.C.V. SMITH VON R & CAROLYN K
 Property Class: 407 18 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
	0.00	Total Acres		Total Est. Land Value =				30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.68	-11.01	1.92	505	28,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				30,293

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 54,994

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 43,995
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 83,591

2018 Est. T.C.V. 006-802-027-00 = 113,591

Est. TCV/Total Floor Area = 224.93, Most recent sale 05/04/1990 for 79,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,900	54,900	54,900	48,591	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	1,020	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	49,611	49,611	0	

45-006-802-028-00 2018 Est. T.C.V. CREAM WILLIAM R & PATRICIA K
 Property Class: 407 19 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000.00000	100			30,000
		0.00	Total Acres		Total Est.		Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 515 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.37	-10.95	0.00	515	28,026
1	Story Siding	Overhang	47.22	0.00	0.00	182	8,594
	1 Exterior Units, (@6% more) Base cost of Exterior units =						38,818

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

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

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

(16) Deck/Balcony			
Treated Wood, Standard	12.43	36	447

County Multiplier = 1.39 => Cost New = 66,844
 Notes: UPPER & LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 53,475
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 101,603

2018 Est. T.C.V. 006-802-028-00 = 131,603

Est. TCV/Total Floor Area = 188.81, Most recent sale 01/31/2003 for 176,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	63,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,333	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,800	65,800	65,800	64,833	64,833	0	

45-006-802-029-00 2018 Est. T.C.V. GALARDI DON E & DIEDRE L
 Property Class: 407 20 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	0.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 505 SF Floor Area = 505 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.68	-11.01	0.00	505	27,608
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				29,265

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 53,566

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 42,852
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 81,420

2018 Est. T.C.V. 006-802-029-00 = 111,420

Est. TCV/Total Floor Area = 220.63, Most recent sale 05/19/1999 for 79,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	53,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,129	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,700	55,700	55,700	54,929	54,929	0	

45-006-802-030-00 2018 Est. T.C.V. DOOLITTLE JAMES E SUZETTE M
 Property Class: 407 21 SOUTH VLG
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	30000	.00000	100		30,000
		0.00	Total Acres				Total Est. Land Value =	30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+5 Blt 1980
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 515 SF Floor Area = 515 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	68.64	-11.50	2.01	515	30,462	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	32,290

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood, Standard	12.43	36	447
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County Multiplier = 1.39 => Cost New = 58,848

Notes: UPPER & NO LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 47,078
 ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV of Bldg: 1 = 89,448

2018 Est. T.C.V. 006-802-030-00 = 119,448

Est. TCV/Total Floor Area = 231.94, Most recent sale 07/06/2015 for 129,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,700	57,700	57,700	57,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	0	1,211	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,700	59,700	59,700	58,911	58,911	0	

45-006-803-000-00	2018 Est. T.C.V.	COMMONS STONY BROOK LODGE
Property Class: 470		STONY BROOK LODGE
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

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

2018 Est. T.C.V. 006-803-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-803-001-00 2018 Est. T.C.V. SCHULD MARY JO TRUST
 Property Class: 407 1 STONY BROOK LODGE 1_2
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 907 SF Floor Area = 907 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.94	-12.56	1.85	907	57,350
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				60,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 105,015
 Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,513
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 198,478

2018 Est. T.C.V. 006-803-001-00 = 258,478

Est. TCV/Total Floor Area = 284.98, Most recent sale 09/14/2016 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,000	130,000	130,000	130,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	-800	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	132,730	129,200	0	

45-006-803-002-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 3 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	44,496

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) Deck/Balcony

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 77,466

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-002-00 = 184,448

Est. TCV/Total Floor Area = 313.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	36,832	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	773	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	37,605	37,605	0	

45-006-803-003-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 4 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est. Land Value =				60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				44,496

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) Deck/Balcony

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 77,466

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-003-00 = 184,448

Est. TCV/Total Floor Area = 313.69, Most recent sale 04/14/2000 for 165,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	48,674	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	1,022	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	49,696	49,696	0	0

45-006-803-004-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 5 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 558 SF Floor Area = 558 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	85.35	-14.70	1.85	558	40,455	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	42,882

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 75,223

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 57,545

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 120,845

2018 Est. T.C.V. 006-803-004-00 = 180,845

Est. TCV/Total Floor Area = 324.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,900	90,900	90,900	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	773	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,400	90,400	90,400	37,605	37,605	0	

45-006-803-005-00 2018 Est. T.C.V. SCHULD MARY JO TRUST
 Property Class: 407 6 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 575 SF Floor Area = 575 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	84.57	-14.55	1.85	575	41,325
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				43,805

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) Deck/Balcony

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 76,505

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 58,526

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 122,905

2018 Est. T.C.V. 006-803-005-00 = 182,905

Est. TCV/Total Floor Area = 318.10, Most recent sale 06/04/2013 for 236,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	91,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	93,829	91,500	0	

45-006-803-006-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 7 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 575 SF Floor Area = 575 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	84.57	-14.55	1.85	575	41,325
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				43,805

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 76,505

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 58,526

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 122,905

2018 Est. T.C.V. 006-803-006-00 = 182,905

Est. TCV/Total Floor Area = 318.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	773	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	37,605	37,605	0	

45-006-803-007-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 8 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 522 SF Floor Area = 522 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	86.99	-15.00	1.85	522	38,544	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	40,857

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 72,408

Notes: 1ST FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 55,392

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 116,323

2018 Est. T.C.V. 006-803-007-00 = 176,323

Est. TCV/Total Floor Area = 337.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,600	88,600	88,600	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	773	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,200	88,200	88,200	37,605	37,605	0	

45-006-803-008-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 9 STONY BROOK LODGE 9/10
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 894 SF Floor Area = 894 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.25	-12.62	1.85	894	56,751
1 Exterior Units, (@6% more) Base cost of Exterior units =							60,156

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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 104,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 93,720
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 196,811

2018 Est. T.C.V. 006-803-008-00 = 256,811

Est. TCV/Total Floor Area = 287.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,100	129,100	129,100	36,832	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	773	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,400	128,400	128,400	37,605	37,605	0	

45-006-803-009-00 2018 Est. T.C.V. NUCCIO JAMES & FELL NUCCIO ROBIN
 Property Class: 407 11 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 907 SF Floor Area = 907 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.94	-12.56	1.85	907	57,350
1 Exterior Units, (@6% more) Base cost of Exterior units =							60,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 105,015
 Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 94,513
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 198,478

2018 Est. T.C.V. 006-803-009-00 = 258,478

Est. TCV/Total Floor Area = 284.98, Most recent sale 08/22/2005 for 385,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,000	130,000	130,000	130,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	-800	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,200	129,200	129,200	132,730	129,200	0	

45-006-803-010-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 13 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				44,496

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 77,466

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-010-00 = 184,448

Est. TCV/Total Floor Area = 313.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	773	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	37,605	37,605	0	

45-006-803-011-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 14 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	44,496

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 77,466
 Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261
 Economic Depreciation because of: 1 BDR
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-011-00 = 184,448

Est. TCV/Total Floor Area = 313.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	36,832	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	773	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	37,605	37,605	0	

45-006-803-012-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 15 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est. Land Value =				60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 556 SF Floor Area = 556 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.44	-14.71	1.85	556	40,354
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				42,776

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 75,074
 Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 57,432
 Economic Depreciation because of: 1 BDR
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 120,607

2018 Est. T.C.V. 006-803-012-00 = 180,607

Est. TCV/Total Floor Area = 324.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,700	90,700	90,700	36,832	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	773	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,300	90,300	90,300	37,605	37,605	0	

45-006-803-013-00 2018 Est. T.C.V. KONOP SUSAN E TRUST
 Property Class: 407 16 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 757 SF Floor Area = 757 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	78.00	-13.32	1.85	757	50,363
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				53,385

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 89,821

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 80,839
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 169,762

2018 Est. T.C.V. 006-803-013-00 = 229,762

Est. TCV/Total Floor Area = 303.52, Most recent sale 11/01/2002 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,500	115,500	115,500	115,500	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	117,925	114,900	0	

45-006-803-014-00 2018 Est. T.C.V. DILLON WILLIAM P & RITA A
 Property Class: 407 17 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 575 SF Floor Area = 575 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	84.57	-14.55	1.85	575	41,325
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				43,805

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 76,505

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 58,526

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 122,905

2018 Est. T.C.V. 006-803-014-00 = 182,905

Est. TCV/Total Floor Area = 318.10, Most recent sale 07/29/2004 for 256,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	91,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	-400	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	93,829	91,500	0	

45-006-803-015-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 18 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 552 SF Floor Area = 552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.62	-14.75	1.85	552	40,141
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				42,550

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 74,761

Notes: 2ND FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 57,192

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 120,103

2018 Est. T.C.V. 006-803-015-00 = 180,103

Est. TCV/Total Floor Area = 326.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	773	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	37,605	37,605	0	0

45-006-803-016-00 2018 Est. T.C.V. SCHULD MARY JO TRUST
 Property Class: 407 19 STONY BROOK LODGE 19/20
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 873 SF Floor Area = 873 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.80	-12.72	1.85	873	55,811
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				59,160

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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 102,748

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 92,473
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 194,193

2018 Est. T.C.V. 006-803-016-00 = 254,193

Est. TCV/Total Floor Area = 291.17, Most recent sale 05/01/2015 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,800	127,800	127,800	127,800	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	-700	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	130,483	127,100	0	

45-006-803-017-00 2018 Est. T.C.V. MCKENZIE HARRIET ANNE REVOC TRUST
 Property Class: 407 21 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000	0.00000	100		60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				44,496

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 77,466

Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-017-00 = 184,448

Est. TCV/Total Floor Area = 313.69, Most recent sale 08/29/2003 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	92,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	94,646	92,200	0	

45-006-803-018-00 2018 Est. T.C.V. SCHRIEMER DALE R & MARY WITTE
 Property Class: 407 22 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
	0.00	Total Acres	Total Est.	Land Value =				60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.98	-14.44	1.85	588	41,977
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				44,496

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 77,466

Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 59,261

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 124,448

2018 Est. T.C.V. 006-803-018-00 = 184,448

Est. TCV/Total Floor Area = 313.69, Most recent sale 12/12/1998 for 165,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,700	92,700	92,700	92,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	-500	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,200	92,200	92,200	94,646	92,200	0	

45-006-803-019-00 2018 Est. T.C.V. ZUBIK JOHN V & SANDRA J
 Property Class: 407 23 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 758 SF Floor Area = 758 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	77.97	-13.31	1.85	758	50,415
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				53,439

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 89,897
 Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 80,907
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 169,905

2018 Est. T.C.V. 006-803-019-00 = 229,905

Est. TCV/Total Floor Area = 303.30, Most recent sale 01/14/2004 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,600	115,600	115,600	115,600	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	118,027	115,000	0	

45-006-803-020-00 2018 Est. T.C.V. MCKENZIE HARRIET ANNE TRUST
 Property Class: 407 24 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000	0.00000	100		60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 757 SF Floor Area = 757 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	78.00	-13.32	1.85	757	50,363
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				53,385

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 89,821

Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 80,839
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 169,762

2018 Est. T.C.V. 006-803-020-00 = 229,762

Est. TCV/Total Floor Area = 303.52, Most recent sale 07/02/1998 for 229,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,500	115,500	115,500	115,500	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	117,925	114,900	0	

45-006-803-021-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 25 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 575 SF Floor Area = 575 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	84.57	-14.55	1.85	575	41,325
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				43,805

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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			
Treated Wood, Standard	15.38	28	431

County Multiplier = 1.39 => Cost New = 76,505

Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 58,526

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 122,905

2018 Est. T.C.V. 006-803-021-00 = 182,905

Est. TCV/Total Floor Area = 318.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,900	91,900	91,900	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	773	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,500	91,500	91,500	37,605	37,605	0	

45-006-803-022-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 26 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 552 SF Floor Area = 552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	85.62	-14.75	1.85	552	40,141	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	42,550

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) Deck/Balcony

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 74,761

Notes: 3RD FLR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 85/76.5, Depr.Cost = 57,192

Economic Depreciation because of: 1 BDR

ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 120,103

2018 Est. T.C.V. 006-803-022-00 = 180,103

Est. TCV/Total Floor Area = 326.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,500	90,500	90,500	36,832	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	773	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	37,605	37,605	0	0

45-006-803-023-00 2018 Est. T.C.V. THOMAS & ANDREW LLC
 Property Class: 407 27 STONY BROOK LODGE
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K >700 SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 873 SF Floor Area = 873 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.80	-12.72	1.85	873	55,811
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				59,160

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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 102,748

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 92,473
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 194,193

2018 Est. T.C.V. 006-803-023-00 = 254,193

Est. TCV/Total Floor Area = 291.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,800	127,800	127,800	36,832	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	773	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	37,605	37,605	0	

45-006-803-024-00 2018 Est. T.C.V. BAYBERRY PROPERTIES INC
 Property Class: 407 STONY BROOK MTG CENTER
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK 60K < 600SQFT			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3865 SF Floor Area = 3865 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	54.32	-8.96	1.85	50	2,361	
1	Story Siding	Slab	54.32	-8.96	1.85	212	10,009	
1	Story Siding	Slab	54.32	-8.96	1.85	3603	170,098	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	193,415

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

Treated Wood, Standard	15.38	28	431
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County Multiplier = 1.39 => Cost New = 289,362

Notes: LOBBY AREA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 260,426
 ECF (H803 STONY BROOK CONDO) 2.100 => TCV of Bldg: 1 = 546,895

2018 Est. T.C.V. 006-803-024-00 = 606,895

Est. TCV/Total Floor Area = 157.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,400	305,400	305,400	36,832	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	773	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,400	303,400	303,400	37,605	37,605	0	

45-006-805-000-00	2018 Est. T.C.V.	SUN DANCE CONDOMINIUM
Property Class: 470		COMMON AREAS
Map #: 17,16	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			3.650		0 100		0
			3.65	Total Acres	Total Est.	Land Value =	0

2018 Est. T.C.V. 006-805-000-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/17/1980 for 0

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

45-006-805-001-00 2018 Est. T.C.V. COWAN JON PHILIP & WANDA JEANNE
 Property Class: 407 1 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
	0.00	Total Acres		Total Est.			Land Value =	150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 495 SF Floor Area = 990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	134.19	-12.86	0.00	495	60,058
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				63,662

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	13.50	440	5,940

(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) Deck/Balcony			
Treated Wood, Standard	8.72	127	1,107
Wood Balcony	23.50	90	2,115

County Multiplier = 1.39 => Cost New = 125,390
 Notes: LOWER & MAIN 2 BR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 94,042
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 319,743

2018 Est. T.C.V. 006-805-001-00 = 469,743

Est. TCV/Total Floor Area = 474.49, Most recent sale 10/08/2002 for 537,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,500	200,500	200,500	161,137	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
17,500	16,900	0	17,500	3,383	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,900	234,900	234,900	182,020	182,020	0	

45-006-805-002-00 2018 Est. T.C.V. COWAN JON P & WANDA J
 Property Class: 407 3 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 653 SF Floor Area = 1306 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	124.40	-13.97	0.00	653	72,111
1 Exterior Units, (@6% more) Base cost of Exterior units =							76,437

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: Prefab 1 Story	3630.00	1	3,630

(16) Deck/Balcony

Wood Balcony	23.50	212	4,982
Wood Balcony	23.50	135	3,173

County Multiplier = 1.39 => Cost New = 136,847

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 102,635
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 348,959

2018 Est. T.C.V. 006-805-002-00 = 498,959

Est. TCV/Total Floor Area = 382.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
233,500	233,500	233,500	126,927	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,000	0	2,665	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
249,500	249,500	249,500	129,592	129,592	0	

45-006-805-003-00 2018 Est. T.C.V. ZOELLER SHERYL B REVOC LIVING TRUST
 Property Class: 407 5 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 519 SF Floor Area = 1038 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	132.52	-12.67	-6.84	519	58,652
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				62,171

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	455	8,986

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.38	99	929
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	134	3,149

County Multiplier = 1.39 => Cost New = 127,441

Notes: LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 95,581
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 324,974

2018 Est. T.C.V. 006-805-003-00 = 474,974

Est. TCV/Total Floor Area = 457.59, Most recent sale 05/04/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,900	220,900	220,900	177,695	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	3,731	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,500	237,500	237,500	181,426	181,426	0	

45-006-805-004-00 2018 Est. T.C.V. LANGNAS ALAN N
 Property Class: 407 7 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	00000	100		150,000
	0.00		Total Acres				Total Est. Land Value =	150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 693 SF Floor Area = 1386 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
2	Story Siding	Slab	122.28	-13.70	0.00	693	75,246	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	79,761

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	212	4,982
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 =>

Cost New = 143,588

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 107,691
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 366,150

2018 Est. T.C.V. 006-805-004-00 = 516,150

Est. TCV/Total Floor Area = 372.40, Most recent sale 07/29/1992 for 162,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,500	242,500	242,500	213,268	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	4,478	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,100	258,100	258,100	217,746	217,746	0	

45-006-805-005-00 2018 Est. T.C.V. ROSSITER KATHERINE C TRUST
 Property Class: 407 9 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 493 SF Floor Area = 986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	134.36	-12.88	-6.84	493	56,518
1 Exterior Units, (@6% more) Base cost of Exterior units =							59,909

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	442	8,730

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.38	99	929
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	134	3,149

County Multiplier = 1.39 => Cost New = 123,939

Notes: LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	92,954
ECF (H805 SUN DANCE CONDO)	3.400 => TCV of Bldg: 1 =	316,044

2018 Est. T.C.V. 006-805-005-00 = 466,044

Est. TCV/Total Floor Area = 472.66, Most recent sale 09/09/1998 for 285,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
216,200	216,200	216,200	126,927	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	0	2,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,000	233,000	233,000	129,592	129,592	0	

45-006-805-006-00 2018 Est. T.C.V. FINDLAY DAVID M & SUSAN S
 Property Class: 407 11 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	124.03	-13.93	0.00	660	72,666
1 Exterior Units, (@6% more) Base cost of Exterior units =							77,026

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	211	4,959
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 139,754

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 104,816
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 356,374

2018 Est. T.C.V. 006-805-006-00 = 506,374

Est. TCV/Total Floor Area = 383.62, Most recent sale 11/01/2016 for 480,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,400	237,400	237,400	237,400	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,900	3,900	0	11,900	3,900	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,200	253,200	253,200	254,285	253,200	0	

45-006-805-007-00 2018 Est. T.C.V. BERGMAN CHRIS E & DEVLIN STACEY L
 Property Class: 407 13 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 493 SF Floor Area = 986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	134.36	-12.88	-6.84	493	56,518
1 Exterior Units, (@6% more) Base cost of Exterior units =							59,909

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	441	8,710

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.38	99	929
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	134	3,149

County Multiplier = 1.39 => Cost New = 123,911

Notes: LOWER & 1ST WITH EGRESS WINDOW / COMPLETED LOWER LEVEL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	99,129
ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 =		337,039

2018 Est. T.C.V. 006-805-007-00 = 487,039

Est. TCV/Total Floor Area = 493.95, Most recent sale 10/25/2017 for 535,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,200	227,200	227,200	126,927	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,300	0	116,573	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,500	243,500	243,500	129,592	243,500	0	

45-006-805-008-00 2018 Est. T.C.V. MARTIN THOMAS P & MARY M
 Property Class: 407 15 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	00000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	124.03	-13.93	0.00	660	72,666
1 Exterior Units, (@6% more) Base cost of Exterior units =							77,026

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	201	4,724
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 139,428

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 104,571
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 355,541

2018 Est. T.C.V. 006-805-008-00 = 505,541

Est. TCV/Total Floor Area = 382.99, Most recent sale 08/01/2014 for 447,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
236,900	236,900	236,900	226,592	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	4,758	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,800	252,800	252,800	231,350	231,350	0	

45-006-805-009-00 2018 Est. T.C.V. HOLT STEVEN C & JO ELLYN
 Property Class: 407 17 SUN DANCE
 Map #: 17.16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 519 SF Floor Area = 1038 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	132.52	-12.67	-6.84	519	58,652
1 Exterior Units, (@6% more) Base cost of Exterior units =							62,171

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	455	8,986

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.38	99	929
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	134	3,149

County Multiplier = 1.39 => Cost New = 127,441

Notes: LOWER & MAIN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 95,581
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 324,974

2018 Est. T.C.V. 006-805-009-00 = 474,974

Est. TCV/Total Floor Area = 457.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,900	220,900	220,900	126,927	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	2,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,500	237,500	237,500	129,592	129,592	0	

45-006-805-010-00 2018 Est. T.C.V. CUMMINGS GLEN ARBOR LLC
 Property Class: 407 19 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 693 SF Floor Area = 1386 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	122.28	-13.70	0.00	693	75,246
1 Exterior Units, (@6% more) Base cost of Exterior units =							79,761

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	211	4,959
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 143,556

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 107,667
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 366,067

2018 Est. T.C.V. 006-805-010-00 = 516,067

Est. TCV/Total Floor Area = 372.34, Most recent sale 11/04/1986 for 155,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,500	242,500	242,500	231,551	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	4,862	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,000	258,000	258,000	236,413	236,413	0	

45-006-805-011-00 2018 Est. T.C.V. RECTOR DELBERT & DIANNE J TRUST
 Property Class: 407 21 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 519 SF Floor Area = 1038 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	132.52	-12.67	-6.84	519	58,652
1 Exterior Units, (@6% more) Base cost of Exterior units =							62,171

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	455	8,986

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.38	99	929
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	134	3,149

County Multiplier = 1.39 => Cost New = 127,441

Notes: LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 95,581
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 324,974

2018 Est. T.C.V. 006-805-011-00 = 474,974

Est. TCV/Total Floor Area = 457.59, Most recent sale 03/29/1994 for 177,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,900	220,900	220,900	115,172	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,600	0	2,418	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,500	237,500	237,500	117,590	117,590	0	

45-006-805-012-00 2018 Est. T.C.V. BAYLY ANNA TRUST
 Property Class: 407 23 SUN DANCE 12
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 693 SF Floor Area = 1386 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	122.28	-13.70	0.00	693	75,246
1 Exterior Units, (@6% more) Base cost of Exterior units =							79,761

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	211	4,959
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 143,556

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	107,667
ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 =		366,067

2018 Est. T.C.V. 006-805-012-00 = 516,067

Est. TCV/Total Floor Area = 372.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,500	242,500	242,500	126,927	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	2,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,000	258,000	258,000	129,592	129,592	0	

45-006-805-013-00 2018 Est. T.C.V. HEADRICK KRISTEN M REV TRUST
 Property Class: 407 25 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 493 SF Floor Area = 986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	134.36	-12.88	-6.84	493	56,518
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				59,909

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	455	8,986

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

(14) Water/Sewer			
Public Water		1487.00	1 1,487
Public Sewer		1487.00	1 1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance		2610.00	1 2,610
Fireplace: Prefab 1 Story		3630.00	1 3,630

(16) Porches			
WCP (1 Story), Standard		55.89	29 1,621

(16) Deck/Balcony			
Treated Wood, Standard		9.38	99 929
Treated Wood, Standard		9.23	105 969
Wood Balcony		23.50	134 3,149

County Multiplier = 1.39 => Cost New = 124,296

Notes: LOWER & 1ST FLOOR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 99,437
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 338,084

2018 Est. T.C.V. 006-805-013-00 = 488,084

Est. TCV/Total Floor Area = 495.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,800	227,800	227,800	204,125	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	4,286	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,000	244,000	244,000	208,411	208,411	0	

45-006-805-014-00 2018 Est. T.C.V. ZAWACKI LAURA A
 Property Class: 407 27 SUN DANCE 27 & 28
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	124.03	-13.93	0.00	660	72,666
1 Exterior Units, (@6% more) Base cost of Exterior units =							77,026

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Wood Balcony	23.50	212	4,982
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 139,787

Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 104,840
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 356,457

2018 Est. T.C.V. 006-805-014-00 = 506,457

Est. TCV/Total Floor Area = 383.68, Most recent sale 12/28/2006 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,400	237,400	237,400	226,592	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	4,758	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,200	253,200	253,200	231,350	231,350	0	

45-006-805-015-00 2018 Est. T.C.V. EMMET MARY TRUST
 Property Class: 407 29 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 530 SF Floor Area = 1060 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	131.80	-12.59	-6.84	530	59,556
1 Exterior Units, (@6% more) Base cost of Exterior units =							63,129

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Living Finish	19.75	454	8,967

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

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches			
WCP (1 Story), Standard	55.89	29	1,621

(16) Deck/Balcony			
Treated Wood, Standard	9.30	102	949
Treated Wood, Standard	9.23	105	969
Wood Balcony	23.50	136	3,196

County Multiplier = 1.39 => Cost New = 128,838

Notes: LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 96,629
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 328,538

2018 Est. T.C.V. 006-805-015-00 = 478,538

Est. TCV/Total Floor Area = 451.45, Most recent sale 12/23/1996 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,800	222,800	222,800	126,927	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	2,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,300	239,300	239,300	129,592	129,592	0	

45-006-805-016-00 2018 Est. T.C.V. ARNELL RICHARD A ESTATE TRUST &
 Property Class: 407 31 SUN DANCE
 Map #: 17,16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 682 SF Floor Area = 1364 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	122.86	-13.77	0.00	682	74,399
1 Exterior Units, (@6% more) Base cost of Exterior units =							78,863

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: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.89	29	1,621
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(16) Deck/Balcony

Treated Wood, Standard	8.72	127	1,107
Wood Balcony	23.50	212	4,982
Wood Balcony	23.50	135	3,173

County Multiplier = 1.39 => Cost New = 144,011

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: UPPER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 115,508
 ECF (H805 SUN DANCE CONDO) 3.400 => TCV of Bldg: 1 = 392,728

2018 Est. T.C.V. 006-805-016-00 = 542,728

Est. TCV/Total Floor Area = 397.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,400	256,400	256,400	126,927	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	2,665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,400	271,400	271,400	129,592	129,592	0	

45-006-810-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		SUNSET TRL
Map #: 12	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			111.000	Acres	4,000	100		444,000
		111.00	Total Acres		Total Est.		Land Value =	444,000

2018 Est. T.C.V. 006-810-001-00	=	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	

45-006-810-031-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		3836 S SUNSET SHORES DR
Map #: 12	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	100.43	130.00	0.8847	1.0000	9000	100		799,613
LK MI "B"\$9000	50.03	130.00	0.8847	1.0000	9000	100		398,333
150 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 1,197,946

2018 Est. T.C.V. 006-810-031-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-815-000-00	2018 Est. T.C.V.	SYLVAN PARK
Property Class: 470		COMMON AREAS
Map #: 33	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

* Factors *

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

2018 Est. T.C.V. 006-815-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-815-001-00	2018 Est. T.C.V.	MACDONALD ELIZABETH S TRUST
Property Class: 402		S SYLVAN CT
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	220.00	1.0000	0.8612	13000	100	1,119,526
100 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 1,119,526

2018 Est. T.C.V. 006-815-001-00 = 1,119,526

Est. TCV/Total Floor Area = 820.77, Most recent sale 05/09/2008 for 1,350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
650,000	650,000	650,000	503,826	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-90,200	0	0	10,580	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
559,800	559,800	559,800	514,406	514,406	514,406		

45-006-815-002-00 2018 Est. T.C.V. COHEN ALBERT & SUSAN
 Property Class: 401 5761 S SYLVAN CT
 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	128.00	149.00	0.9172	0.7812	13000	100		1,192,371
128 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								1,192,371

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	1400	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+10 Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1742 SF Floor Area = 1742 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.62	-9.28	-0.30	1742	101,106

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
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WCP (1 Story), Standard	30.70	84	2,579
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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 = 165,609

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 124,207
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 229,783

2018 Est. T.C.V. 006-815-002-00 = 1,424,654

Est. TCV/Total Floor Area = 817.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
898,500	898,500	898,500	340,813	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-186,200	0	0	7,157	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
712,300	712,300	712,300	347,970	347,970	0	

45-006-815-003-00 2018 Est. T.C.V. CONKLIN RUTH VAN NICE TRUST
 Property Class: 401 5783 S SYLVAN CT
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SYLVAN CT	100.00	200.00	1.0000	1.0000	4000	100		400,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								400,000

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 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 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1244 SF Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	113.06	-12.91	0.00	1244	124,587
1	Story Siding	Overhang	49.36	0.00	0.00	264	13,031

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 1 Story	4575.00	1	4,575

(16) Porches

WGEP (1 Story), Standard	52.66	154	8,110
WGEP (1 Story), Standard	47.96	192	9,208
WPP, Standard	21.10	60	1,266

(16) Deck/Balcony

Pine w/Roof, Standard	19.30	264	5,095
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(17) Garages

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

Base Cost	34.35	528	18,137
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 281,973

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 239,677

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 419,436

2018 Est. T.C.V. 006-815-003-00 = 826,936

Est. TCV/Total Floor Area = 388.23, Most recent sale 08/18/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
423,600	423,600	423,600	256,775	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,100	0	0	5,392	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
413,500	413,500	413,500	262,167	262,167	0	

45-006-815-004-00 2018 Est. T.C.V. BULLISS GEORGE W JR TRUST &
 Property Class: 401 5803 S SYLVAN CT
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SYLVAN CT	100.00	213.00	1.0000	1.0000	4000	100		400,000
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								400,000

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	66	0	0
D/W/P: 3.5 Concrete	4.04	1.00	115	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1292 SF Floor Area = 1292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	77.93	0.00	0.00	1292	100,686

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	3525.00	1	3,525
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	17.04	90	1,534
WPP, Standard	9.10	507	4,614

(16) Deck/Balcony

Treated Wood, Standard	9.77	85	830
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(17) Garages

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

Base Cost	19.03	736	14,006
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 193,703

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 160,773
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 281,353

2018 Est. T.C.V. 006-815-004-00 = 688,853

Est. TCV/Total Floor Area = 533.17, Most recent sale 03/30/2000 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
349,500	349,500	349,500	152,318	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,100	0	3,198	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
344,400	344,400	344,400	155,516	155,516	155,516

45-006-815-005-00 2018 Est. T.C.V. BAREMAN MARK & MARILYN J
 Property Class: 401 5823 S SYLVAN CT
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SYLVAN CT	100.00	215.50	1.0000	1.0000	4000	100		400,000
100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								400,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	782	0	0
Shed: Wood Frame	11.26	1.00	108	50	608
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 =					8,108

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C+10 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2304 SF Floor Area = 4617 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	103.20	-10.83	4.21	1249	120,628
2	Story Siding	Blt-in Gar.	75.14	0.00	4.21	1055	83,714
1	Story Siding	Overhang	34.53	0.00	0.00	9	311

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 172 1,419

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 3 7,200

(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: Exterior 2 Story 4650.00 1 4,650
 Fireplace: Raised Hearth 170.00 1 170
 Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches
 WPP, Standard 33.70 16 539
 WSEP (1 Story), Standard 34.62 102 3,531
 WPP, Standard 9.95 244 2,428
 WCP (1 Story), Standard 35.01 59 2,066

(17) Basement Garages
 Basement Garage: 2 Car 2100.00 1 2,100
 Automatic Doors 375.00 1 375

County Multiplier = 1.39 => Cost New = 334,582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 267,665

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.30	1055	17,197
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 23,000
 Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 23,000

Total Depreciated Cost = 290,665

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 508,664

2018 Est. T.C.V. 006-815-005-00 = 916,772

Est. TCV/Total Floor Area = 198.56, Most recent sale 04/28/2006 for 830,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
467,500	467,500	467,500	433,908	2.10

Parcel Number: 45-006-815-005-00

Page: 2

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,100	0	0	9,112	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	458,400	458,400	458,400	443,020	443,020	0

45-006-815-006-00 2018 Est. T.C.V. LIPPITT SANDY L AGREEMENT OF TRUST
 Property Class: 401 5843 S SYLVAN CT
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SYLVAN CT	100.00	215.50	1.0000	1.0000	4000	100		400,000
100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								400,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	56	0	0
D/W/P: 3.5 Concrete	3.44	1.00	117	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1982 SF Floor Area = 2717 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.42	-8.97	0.00	1247	71,640
2	Story Siding	Blt-in Gar.	76.49	0.00	0.00	735	56,220

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	41.96	42	1,762
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1046	6,381
Wood Balcony	17.50	50	875

(16) Breezeways

Frame Wall, Finished	27.75	24	666
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(17) Garages

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

Base Cost	18.75	735	13,781
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	2	750

(17) Basement Garages

Basement Garage: 3 Car	3375.00	1	3,375
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 233,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 175,036
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 306,313

2018 Est. T.C.V. 006-815-006-00 = 711,313

Est. TCV/Total Floor Area = 261.80, Most recent sale 09/06/2005 for 675,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
363,300	363,300	363,300	344,246	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,600	0	7,229	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
355,700	355,700	355,700	351,475	351,475	0	

45-006-815-007-00 2018 Est. T.C.V. THATCHER KENNETH C & BARBARA TRUST
 Property Class: 401 5863 S SYLVAN CT
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4815.4815 SYLVAN SHORES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SYLVAN CT	100.00	215.00	1.0000	1.0000	4000	100		400,000
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								400,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663
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 =					2,163

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1397 SF Floor Area = 1839 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	100.29	-8.95	0.00	442	40,372
1	Story Siding	Crawl Space	63.44	-8.95	0.00	255	13,895
1	Story Siding	Blt-in Gar.	36.85	0.00	0.00	700	25,795

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

(16) Porches
 WCP (1 Story), Standard 23.05 170 3,919

(16) Deck/Balcony
 Treated Wood, Standard 6.15 557 3,426
 Wood Balcony 17.50 24 420

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.14 700 11,298
 Common Wall: 1 Wall -1025.00 1 -1,025
 Automatic Doors 375.00 2 750

(17) Basement Garages
 Basement Garage: 2 Car 2100.00 1 2,100
 Automatic Doors 375.00 2 750

County Multiplier = 1.39 => Cost New = 153,121

Notes: OLD HOUSE W/BARN MOVED ONTO SITE 1974. ADDED LIVING OVER GARAGE 1974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 91,873
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.750 => TCV of Bldg: 1 = 160,777

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 10.10 1.115 1.058 0.00 1500 1.39 24,842
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 30/100/100/100/30.0, Depr.Cost = 7,453
 ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS)1.000 => TCV of Bldg: 1 = 7,453

Total Estimated True Cash Value of Agricultural Buildings = 7,453

2018 Est. T.C.V. 006-815-007-00 = 570,393

Est. TCV/Total Floor Area = 310.16, Most recent sale 08/17/1982 for 11,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
288,100	288,100	288,100	116,581	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,900		0	0	2,448	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

285,200

285,200

285,200

119,029

119,029

119,029

45-006-818-000-00	2018 Est. T.C.V.	TALL TIMBERS CONDO COMMONS
Property Class: 470		TALL TIMBERS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

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

2018 Est. T.C.V. 006-818-000-00	=	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	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

45-006-818-001-00 2018 Est. T.C.V. WILLETTE CAROL MUSSELMAN
 Property Class: 407 1 TALL TIMBER 1
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 297 SF Floor Area = 297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	297	22,034
1 Exterior Units, (@6% more) Base cost of Exterior units =							23,356

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 42,907

Notes: SPRUCE LOWER - STUDIO

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 30,035
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 90,104

2018 Est. T.C.V. 006-818-001-00 = 105,104

Est. TCV/Total Floor Area = 353.89, Most recent sale 03/01/2011 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	48,530	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	1,019	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	49,549	49,549	0	

45-006-818-002-00 2018 Est. T.C.V. POFFENBERGER J DWIGHT JR
 Property Class: 407 1 TALL TIMBER 4
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 643 SF Floor Area = 643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	81.85	-14.04	-3.42	643	41,403
1 Exterior Units, (@6% more) Base cost of Exterior units =							43,887

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 71,444

Notes: CEDAR MIDDLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 53,583
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 160,749

2018 Est. T.C.V. 006-818-002-00 = 190,749

Est. TCV/Total Floor Area = 296.65, Most recent sale 06/05/2017 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	96,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,400	95,400	95,400	98,016	95,400	0	

45-006-818-003-00 2018 Est. T.C.V. POFFENBERGER WILLIAM M
 Property Class: 407 1 TALL TIMBER 6
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE	950	SQFT	1	Units	70000.00000	100		70,000
0.00 Total Acres Total Est. Land Value =								70,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 639 SF Floor Area = 958 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	106.00	-13.80	-5.31	639	55,523
1 Exterior Units, (@6% more) Base cost of Exterior units =							58,854

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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(16) Deck/Balcony

Treated Wood, Standard	10.28	82	843
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County Multiplier = 1.39 => Cost New = 101,986

Notes: MAPLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 76,489
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 229,468

2018 Est. T.C.V. 006-818-003-00 = 299,468

Est. TCV/Total Floor Area = 312.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,400	139,400	139,400	76,939	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
11,100	-800	0	11,100	1,615	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,700	149,700	149,700	89,654	89,654	0	

45-006-818-004-00 2018 Est. T.C.V. FOLEY RICHARD H & BARBARA
 Property Class: 407 1 TALL TIMBER 2
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1	Units	15000.00000	100		15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 277 SF Floor Area = 277 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	277	20,551
1 Exterior Units, (@6% more) Base cost of Exterior units =							21,784

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 40,721

Notes: PINE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 28,504
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 85,513

2018 Est. T.C.V. 006-818-004-00 = 100,513

Est. TCV/Total Floor Area = 362.86, Most recent sale 05/15/2000 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	46,577	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	978	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	47,555	47,555	0	

45-006-818-005-00 2018 Est. T.C.V. CALHOUN BEVERLY JEAN TRUST
 Property Class: 407 1 TALL TIMBER A3
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	-465	1BDRM1BATH	1 Units	20000.00000	100			20,000
0.00 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 465 SF Floor Area = 465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	90.07	-15.59	-3.42	465	33,043
1 Exterior Units, (@6% more) Base cost of Exterior units =							35,025

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.28	103	956

County Multiplier = 1.39 => Cost New = 59,333
 Notes: BIRCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 41,533
 ECF (H818 TALL TIMBER) 3.000 => TCv of Bldg: 1 = 124,598

2018 Est. T.C.V. 006-818-005-00 = 144,598

Est. TCv/Total Floor Area = 310.96, Most recent sale 10/25/1990 for 68,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,700	72,700	72,700	56,969	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	1,196	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	58,165	58,165	0	

45-006-818-006-00 2018 Est. T.C.V. SCHENCK R ROBERT & ELIZABETH H
 Property Class: 407 1 TALL TIMBER 5
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 496 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	107.79	-15.24	-5.12	496	43,365
1 Exterior Units, (@6% more) Base cost of Exterior units =							45,967

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 79,235

Notes: BALSAM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 55,465
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 166,394

2018 Est. T.C.V. 006-818-006-00 = 196,394

Est. TCV/Total Floor Area = 263.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	68,839	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,445	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,200	98,200	98,200	70,284	70,284	0	

45-006-818-007-00 2018 Est. T.C.V. CAPEHART CRAIG
 Property Class: 407 2 TALL TIMBER 1
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 277 SF Floor Area = 277 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	277	20,551
1 Exterior Units, (@6% more) Base cost of Exterior units =							21,784

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 40,721

Notes: PINE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 28,504
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 85,513

2018 Est. T.C.V. 006-818-007-00 = 100,513

Est. TCV/Total Floor Area = 362.86, Most recent sale 06/19/2007 for 112,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	46,577	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	978	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	47,555	47,555	0	

45-006-818-008-00 2018 Est. T.C.V. DOWDY DOUGLAS R
 Property Class: 407 2 TALL TIMBER 3
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	-465	1BDRM1BATH	1 Units	20000.00000	100			20,000
0.00 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 465 SF Floor Area = 465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	90.07	-15.59	-3.42	465	33,043
1 Exterior Units, (@6% more) Base cost of Exterior units =							35,025

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 59,127

Notes: BIRCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 41,389
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 124,166

2018 Est. T.C.V. 006-818-008-00 = 144,166

Est. TCV/Total Floor Area = 310.03, Most recent sale 11/21/2005 for 254,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	72,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	-400	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,100	72,100	72,100	74,022	72,100	72,100	

45-006-818-009-00 2018 Est. T.C.V. FOX BRUCE A
 Property Class: 407 2 TALL TIMBER 5
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 496 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	107.79	-15.24	-5.12	496	43,365
1 Exterior Units, (@6% more) Base cost of Exterior units =							45,967

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 79,235

Notes: BALSAM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 55,465
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 166,394

2018 Est. T.C.V. 006-818-009-00 = 196,394

Est. TCV/Total Floor Area = 263.97, Most recent sale 05/11/1984 for 74,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	68,839	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,445	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,200	98,200	98,200	70,284	70,284	0	

45-006-818-010-00 2018 Est. T.C.V. LONG LELAND JULIA TRUST
 Property Class: 407 2 TALL TIMBER 2
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 297 SF Floor Area = 297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	297	22,034
1 Exterior Units, (@6% more) Base cost of Exterior units =							23,356

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 42,907

Notes: SPRUCE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 30,035
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 90,104

2018 Est. T.C.V. 006-818-010-00 = 105,104

Est. TCV/Total Floor Area = 353.89, Most recent sale 10/14/1998 for 57,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	48,530	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,019	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	49,549	49,549	0	

45-006-818-011-00 2018 Est. T.C.V. DZWONKOWSKI ARLINE TRUST &
 Property Class: 407 2 TALL TIMBER 4
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 643 SF Floor Area = 643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	81.85	-14.04	-3.42	643	41,403
1 Exterior Units, (@6% more) Base cost of Exterior units =							43,887

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.28	103	956

County Multiplier = 1.39 => Cost New = 71,650

Notes: CEDAR MIDDLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 50,155
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 150,465

2018 Est. T.C.V. 006-818-011-00 = 180,465

Est. TCV/Total Floor Area = 280.66, Most recent sale 11/15/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,800	90,800	90,800	80,761	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,695	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,200	90,200	90,200	82,456	82,456	0	

45-006-818-012-00 2018 Est. T.C.V. CLARK JANE K TRUST
 Property Class: 407 2 TALL TIMBER B6
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE	950	SQFT	1	Units	70000.00000	100		70,000
0.00 Total Acres Total Est. Land Value =								70,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 639 SF Floor Area = 958 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	100.75	-14.07	-5.12	639	52,117
1 Exterior Units, (@6% more) Base cost of Exterior units =							55,244

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 92,130

Notes: MAPLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 64,491
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 193,473

2018 Est. T.C.V. 006-818-012-00 = 263,473

Est. TCV/Total Floor Area = 275.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,400	132,400	132,400	76,939	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	1,615	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,700	131,700	131,700	78,554	78,554	0	

45-006-818-013-00 2018 Est. T.C.V. HOEKSTRA PATRICA ET AL
 Property Class: 407 3 TALL TIMBER 2
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 297 SF Floor Area = 297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	297	22,034
1 Exterior Units, (@6% more) Base cost of Exterior units =							23,356

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 42,907

Notes: SPRUCE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 30,035
 ECF (H818 TALL TIMBER) 3.000 => TCv of Bldg: 1 = 90,104

2018 Est. T.C.V. 006-818-013-00 = 105,104

Est. TCv/Total Floor Area = 353.89, Most recent sale 09/30/2008 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	48,530	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,019	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	49,549	49,549	49,549	

45-006-818-014-00 2018 Est. T.C.V. SGS PROPERTIES LLC
 Property Class: 407 3 TALL TIMBER C4
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 643 SF Floor Area = 643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	81.85	-14.04	-3.42	643	41,403
1 Exterior Units, (@6% more) Base cost of Exterior units =							43,887

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 71,444

Notes: CEDAR MIDDLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 50,011
 ECF (H818 TALL TIMBER) 3.000 => TCv of Bldg: 1 = 150,033

2018 Est. T.C.V. 006-818-014-00 = 180,033

Est. TCv/Total Floor Area = 279.99, Most recent sale 07/31/2012 for 200,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,600	90,600	90,600	90,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	92,502	90,000	0	

45-006-818-015-00 2018 Est. T.C.V. SGS PROPERTIES LLC
 Property Class: 407 3 TALL TIMBER 6
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE	950	SQFT	1	Units	70000.00000	100		70,000
0.00 Total Acres Total Est. Land Value =								70,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 639 SF Floor Area = 958 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	100.75	-14.07	-5.12	639	52,117
1 Exterior Units, (@6% more) Base cost of Exterior units =							55,244

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 92,130

Notes: MAPLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 69,097
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 207,292

2018 Est. T.C.V. 006-818-015-00 = 277,292

Est. TCV/Total Floor Area = 289.45, Most recent sale 06/30/2014 for 283,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,400	139,400	139,400	135,813	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	2,787	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,600	138,600	138,600	138,665	138,600	0	

45-006-818-016-00 2018 Est. T.C.V. HALL JAMES W & LINDA S
 Property Class: 407 3 TALL TIMBER 1
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 277 SF Floor Area = 277 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	277	20,551
1 Exterior Units, (@6% more) Base cost of Exterior units =							21,784

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 40,721

Notes: PINE LOWER - STUDIO

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 28,504
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 85,513

2018 Est. T.C.V. 006-818-016-00 = 100,513

Est. TCV/Total Floor Area = 362.86, Most recent sale 05/23/2016 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	50,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	-300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	51,662	50,300	0	

45-006-818-017-00 2018 Est. T.C.V. DINNING DONALD B & BARBARA G &
 Property Class: 407 3 TALL TIMBER 3
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	-465	1BDRM1BATH	1	Units	20000.00000	100		20,000
0.00 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 465 SF Floor Area = 465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	90.07	-15.59	-3.42	465	33,043
1 Exterior Units, (@6% more) Base cost of Exterior units =							35,025

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 59,127
 Notes: BIRCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 44,345
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 133,035

2018 Est. T.C.V. 006-818-017-00 = 153,035

Est. TCV/Total Floor Area = 329.11, Most recent sale 02/05/2004 for 210,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,000	77,000	77,000	77,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,500	76,500	76,500	78,617	76,500	0	

45-006-818-018-00 2018 Est. T.C.V. WOLIN SCOTT & BRIGITTE
 Property Class: 407 3 TALL TIMBER 5
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 496 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	107.79	-15.24	-5.12	496	43,365
1 Exterior Units, (@6% more) Base cost of Exterior units =							45,967

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 79,235

Notes: BALSAM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 55,465
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 166,394

2018 Est. T.C.V. 006-818-018-00 = 196,394

Est. TCV/Total Floor Area = 263.97, Most recent sale 11/18/2016 for 201,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,800	98,800	98,800	98,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,200	98,200	98,200	100,874	98,200	0	

45-006-818-019-00 2018 Est. T.C.V. CHUMACK SANDRA J
 Property Class: 407 4 TALL TIMBER 1
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 277 SF Floor Area = 277 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	277	20,551
1 Exterior Units, (@6% more) Base cost of Exterior units =							21,784

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 40,721

Notes: PINE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 28,504
 ECF (H818 TALL TIMBER) 3.000 => TCv of Bldg: 1 = 85,513

2018 Est. T.C.V. 006-818-019-00 = 100,513

Est. TCv/Total Floor Area = 362.86, Most recent sale 04/30/1990 for 39,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	36,434	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	765	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	37,199	37,199	0	

45-006-818-020-00 2018 Est. T.C.V. CRISPELL KATHLEEN J
 Property Class: 407 4 TALL TIMBER 3
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	-465	1BDRM1BATH	1	Units	20000.00000	100		20,000
0.00 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 465 SF Floor Area = 465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	90.07	-15.59	-3.42	465	33,043
1 Exterior Units, (@6% more) Base cost of Exterior units =							35,025

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 59,127
 Notes: BIRCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 41,389
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 124,166

2018 Est. T.C.V. 006-818-020-00 = 144,166

Est. TCV/Total Floor Area = 310.03, Most recent sale 02/24/2017 for 175,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	72,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	-400	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,100	72,100	72,100	74,022	72,100	0	

45-006-818-021-00 2018 Est. T.C.V. CHUMACK SANDRA J
 Property Class: 407 4 TALL TIMBER 2
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100			15,000
0.00 Total Acres Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 297 SF Floor Area = 297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.93	-16.32	-3.42	297	22,034
1 Exterior Units, (@6% more) Base cost of Exterior units =							23,356

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(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

(16) Deck/Balcony			
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 42,907

Notes: SPRUCE LOWER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 30,035
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 90,104

2018 Est. T.C.V. 006-818-021-00 = 105,104

Est. TCV/Total Floor Area = 353.89, Most recent sale 12/12/1996 for 51,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	41,839	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	878	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	42,717	42,717	0	

45-006-818-022-00 2018 Est. T.C.V. CHUMACK SANDRA J
 Property Class: 407 4 TALL TIMBER 4
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 643 SF Floor Area = 643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	81.85	-14.04	-3.42	643	41,403
1 Exterior Units, (@6% more) Base cost of Exterior units =							43,887

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
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(16) Deck/Balcony

Treated Wood, Standard	9.28	103	956
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County Multiplier = 1.39 => Cost New = 71,650

Notes: CEDAR MIDDLE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 50,155
 ECF (H818 TALL TIMBER) 3.000 => TCv of Bldg: 1 = 150,465

2018 Est. T.C.V. 006-818-022-00 = 180,465

Est. TCv/Total Floor Area = 280.66, Most recent sale 07/16/1991 for 96,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,800	90,800	90,800	64,790	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,360	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,200	90,200	90,200	66,150	66,150	0	

45-006-818-023-00 2018 Est. T.C.V. PARSLOW TRUST & SHIRHAN TRUST
 Property Class: 407 4 TALL TIMBER D6
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE	950	SQFT	1	Units	70000.00000	100		70,000
0.00 Total Acres Total Est. Land Value =								70,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 667 SF Floor Area = 1000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	99.59	-13.88	-5.12	667	53,754
1 Exterior Units, (@6% more) Base cost of Exterior units =							56,979

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 94,541

Notes: OAK

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 66,179
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 198,537

2018 Est. T.C.V. 006-818-023-00 = 268,537

Est. TCV/Total Floor Area = 268.54, Most recent sale 07/24/1995 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,000	135,000	135,000	95,644	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	0	2,008	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,300	134,300	134,300	97,652	97,652	0	

45-006-818-024-00 2018 Est. T.C.V. WALKER ANDREW J & WALKER JOHN
 Property Class: 407 4 TALL TIMBER D5
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H818.H818 TALL TIMBER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	1	Units	30000.00000	100		30,000
0.00 Total Acres Total Est. Land Value =								30,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 744 SF Floor Area = 744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	82.97	-13.39	-3.42	744	49,223
1 Exterior Units, (@6% more) Base cost of Exterior units =							52,176

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
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(16) Deck/Balcony

Treated Wood, Standard	9.85	82	808
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County Multiplier = 1.39 => Cost New = 87,866

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 61,506
 ECF (H818 TALL TIMBER) 3.000 => TCV of Bldg: 1 = 184,519

2018 Est. T.C.V. 006-818-024-00 = 214,519

Est. TCV/Total Floor Area = 288.33, Most recent sale 02/02/1996 for 111,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	107,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-600	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,300	107,300	107,300	110,165	107,300	0	

45-006-820-001-00 2018 Est. T.C.V. MCLAUGHLIN CHARLES M & LANA J
 Property Class: 401 7243 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	110.00	250.00	0.9672	1.0000	4500	100		478,760
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								478,760

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 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1606 SF Floor Area = 2409 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	97.44	-10.98	0.00	1606	138,855

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: Interior 1 Story	4575.00	1	4,575

(16) Porches

WCP (1 Story), Standard	30.10	150	4,515
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(16) Deck/Balcony

Treated Wood, Standard	7.15	951	6,800
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(17) Garages

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

Base Cost	34.35	528	18,137
Common Wall: 2 Wall	-3825.00	1	-3,825
Automatic Doors	500.00	1	500
Storage area over garage	4.85	264	1,280

County Multiplier = 1.39 =>

Cost New = 261,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 222,106

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 377,581

2018 Est. T.C.V. 006-820-001-00 = 861,341

Est. TCV/Total Floor Area = 357.55, Most recent sale 11/14/1977 for 42,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
427,300	427,300	427,300	308,780	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	6,484	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
430,700	430,700	430,700	315,264	315,264	0

45-006-820-001-10 2018 Est. T.C.V. MORAWSKI GERALD R & DEBORAH E
 Property Class: 401 7229 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	255.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1529 SF Floor Area = 2294 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.75	-9.60	0.00	1529	119,491

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	41.96	42	1,762
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(16) Deck/Balcony

Treated Wood, Standard	6.10	905	5,521
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(17) Garages

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

Base Cost	24.55	480	11,784
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 214,676

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,	Depr.Cost =	188,915
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		321,155

2018 Est. T.C.V. 006-820-001-10 = 776,155

Est. TCV/Total Floor Area = 338.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
374,200	374,200	374,200	279,083	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,900	0	5,860	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
388,100	388,100	388,100	284,943	284,943	284,943	

45-006-820-001-50 2018 Est. T.C.V. MILLER JOSEPH P LIVING TRUST
 Property Class: 401 7251 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors * EFF FF (140+140+110)/3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	231.20	0.9123	1.0000	4500	100	EFF. FF	410,518
GROUP B 4500	30.00	231.20	0.9123	1.0000	4500	50	SURPLUS: PART OF LOT	61,578
130 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								472,096

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2310 SF Floor Area = 2310 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.17	0.00	2.01	2310	150,566

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
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000

(16) Porches

WCP (1 Story), Standard	20.47	236	4,831
WPP, Shallow	7.46	138	1,029
WPP, Shallow	6.22	253	1,574
WCP (1 Story), Shallow	15.51	313	4,855
WPP, Shallow	5.92	292	1,729

(17) Garages

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

Base Cost	17.35	1936	33,590
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	3	1,125
Storage area over garage	3.95	616	2,433

County Multiplier = 1.39 => Cost New = 298,768

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 295,780

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 = 298,630

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 507,671

2018 Est. T.C.V. 006-820-001-50 = 979,767

Est. TCV/Total Floor Area = 424.14, Most recent sale 12/28/2012 for 420,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
330,100	330,100	330,100	330,100	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
144,800	15,000	0	144,800	6,932	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
489,900	489,900	489,900	481,832	481,832	0

45-006-820-003-00 2018 Est. T.C.V. LUND JOHN E REV TRUST
 Property Class: 401 7209 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	236.00	0.9074	1.0000	4500	100		408,330
GROUP B 4500	32.00	236.00	0.9074	1.0000	4500	50	SURPLUS: PART OF LOT	65,333
132 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								473,663

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	537	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 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2452 SF Floor Area = 4291 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	85.40	-7.71	0.00	2452	190,496

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Dishwasher	610.00	1	610
Vented Hood	335.00	1	335
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	37.28	52	1,939
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1020	6,222
Treated Wood w/Roof, Standard	24.50	72	1,764

(17) Garages

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

Base Cost	20.23	720	14,566
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 324,031

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 291,628
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 495,768

2018 Est. T.C.V. 006-820-003-00 = 974,431

Est. TCV/Total Floor Area = 227.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
473,200	473,200	473,200	444,034	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,000	0	9,324	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
487,200	487,200	487,200	453,358	453,358	453,358	

45-006-820-004-00 2018 Est. T.C.V. GERGOSIAN EDWARD M
 Property Class: 401 7181 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	43.88	284.89	1.3341	1.0000	4500	100		263,456
44 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								263,456

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	625	0	0
D/W/P: Flagstone/Sand	15.20	1.00	300	0	0
D/W/P: Flagstone/Sand	15.20	1.00	320	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 1.5 STORY Cls B-10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1418 SF Floor Area = 2127 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Block	Slab	99.32	-13.11	0.00	1418	122,246

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 (2 Story), Standard	31.76	206	6,543
CPP, Standard	12.34	206	2,542
CCP (2 Story), Standard	42.70	100	4,270
WGEP (1 Story), Standard	78.17	63	4,925

(16) Deck/Balcony

Treated Wood, Standard	9.52	108	1,028
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County Multiplier = 1.43 => Cost New = 236,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 200,926
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 341,574

2018 Est. T.C.V. 006-820-004-00 = 615,030

Est. TCV/Total Floor Area = 289.15, Most recent sale 09/03/1993 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
310,000	310,000	310,000	282,256	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	5,927	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
307,500	307,500	307,500	288,183	288,183	0

45-006-820-005-00 2018 Est. T.C.V. HEINHUIS PATRICIA L TRUST
 Property Class: 401 7157 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	97.00	250.00	1.0107	1.0000	4500	100		441,178
97 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								441,178

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1302	0	0
D/W/P: 3.5 Concrete	3.44	1.00	39	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 C Blt 1948

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2131 SF Floor Area = 2838 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.86	-8.00	1.11	716	37,927
1.5	Story Siding	Crawl Space	76.29	-8.00	1.66	1415	98,979

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	40	410

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CCP (1 Story), Standard	25.84	135	3,488
WPP, Standard	7.15	654	4,676
WPP, Standard	22.46	39	876

(16) Deck/Balcony			
Treated Wood, Standard	8.33	99	825
Treated Wood, Standard	6.32	491	3,103

(17) Garages

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

Base Cost	14.49	888	12,867
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	3	1,125
Storage area over garage	3.95	667	2,635

County Multiplier = 1.39 => Cost New = 250,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 188,167
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 319,884

2018 Est. T.C.V. 006-820-005-00 = 768,562

Est. TCV/Total Floor Area = 270.81, Most recent sale 05/12/1997 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
370,700	370,700	370,700	249,765	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	5,245	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
384,300	384,300	384,300	255,010	255,010	255,010

45-006-820-005-10 2018 Est. T.C.V. MILLER JOHN A & JUDY A
 Property Class: 401 7153 W DAY FOREST RD
 Map #: 68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	88.00	290.00	1.0458	1.0000	4500	100		414,120
88 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								414,120

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	1000	0	0
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 =					5,562

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1953

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2027 SF Floor Area = 2879 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	95.23	-10.12	2.22	852	74,405
1	Story Siding	Crawl Space	60.19	-8.10	1.11	882	46,922
1	Story Siding	Overhang	35.04	0.00	0.00	293	10,267

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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	46.44	94	4,365
WPP, Standard	9.25	300	2,775
WCP (1 Story), Standard	33.75	65	2,194

(17) Garages

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

Base Cost	26.60	293	7,794
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	25.85	236	6,101
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 235,685

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 167,337
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 284,472

2018 Est. T.C.V. 006-820-005-10 = 704,154

Est. TCV/Total Floor Area = 244.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
339,300	339,300	339,300	217,263	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,800	0	4,562	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
352,100	352,100	352,100	221,825	221,825	221,825	

45-006-820-006-00 2018 Est. T.C.V. REDER MARK A & KAREN R
 Property Class: 401 7137 W DAY FOREST RD
 Map #: 77,68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	90.00	290.00	1.0376	1.0000	4500	100		420,214
90 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								420,214

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1500	0	0
D/W/P: Flagstone/Sand	9.95	1.00	60	0	0
Shed: Wood Frame	11.29	1.00	62	50	350
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 =					2,850

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1474 SF Floor Area = 2093 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.39	-7.91	0.00	649	30,815
1.75	Story Siding	Crawl Space	79.13	-7.91	0.00	825	58,757

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575
2000 Gal Septic 4750.00 1 4,750

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard 38.68 123 4,758
WPP, Standard 13.81 105 1,450

County Multiplier = 1.39 => Cost New = 149,562

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,215

Separately Depreciated Items:

Square footage # 2 is depreciated at 40 %Good... Base Cost Was = 58,757
 County Multiplier = 1.39 => Cost New = 81,672
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-25/100/100/100/-25.0, Depr.Cost = -20,418
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 130,556

2018 Est. T.C.V. 006-820-006-00 = 553,620

Est. TCV/Total Floor Area = 264.51, Most recent sale 09/22/2006 for 635,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
239,400	239,400	239,400	239,400	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
23,700	13,700	0	23,700	5,027	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
276,800	276,800	276,800	268,127	268,127	0

45-006-820-007-00	2018 Est. T.C.V.	SEWARD SCOTT B & GAIL M
Property Class: 402		W DAY FOREST RD
Map #: 77,68	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	30.00	310.00	1.4350	1.0000	3800	100		163,594
30 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 163,594

2018 Est. T.C.V. 006-820-007-00 = 163,594

Est. TCV/Total Floor Area = 78.16, Most recent sale 05/19/1988 for 182,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
81,800	81,800	81,800	39,876	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	837	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
81,800	81,800	81,800	40,713	40,713	30,535		

45-006-820-008-00 2018 Est. T.C.V. SEWARD SCOTT B & GAIL M
 Property Class: 401 7115 W DAY FOREST RD
 Map #: 77,68 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5200	90.00	330.00	1.0321	1.0000	5200	100		483,029
90 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								483,029

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	8.62	1.00	1620	0	0
D/W/P: 3.5 Concrete	3.20	1.00	174	0	0
Shed: Wood Frame	10.13	1.00	101	50	512
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 =					5,512

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1619 SF Floor Area = 1619 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.05	-8.60	0.00	1619	86,536

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

WPP, Standard	11.69	161	1,882
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(16) Deck/Balcony

Treated Wood, Standard	6.81	249	1,696
Treated Wood, Standard	7.96	117	931

(17) Garages

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

Base Cost	18.66	500	9,330
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 159,099

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 106,596
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 181,214

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 699 SF Floor Area = 699 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.35	-9.63	0.00	699	38,249

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

County Multiplier = 1.39 => Cost New = 60,805

Notes: ASPEN - LAKE SIDE COTTAGE

Parcel Number: 45-006-820-008-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 40,739
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 69,256

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 785 SF Floor Area = 785 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.59	-9.35	0.00	785	41,793

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

County Multiplier = 1.39 => Cost New = 65,731

Notes: HEMLOCK - MIDDLE COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 44,697
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 = 75,985

2018 Est. T.C.V. 006-820-008-00 = 814,996

Est. TCV/Total Floor Area = 262.65, Most recent sale 05/19/1988 for 182,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
424,000	424,000	424,000	237,840	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,500	0	0	4,994	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
407,500	407,500	407,500	242,834	242,834	182,126	

45-006-820-009-00 2018 Est. T.C.V. BOND V LYNN
 Property Class: 401 7105 W DAY FOREST RD
 Map #: 77 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	362.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
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 =					5,483

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2323 SF Floor Area = 2323 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.24	-7.82	0.00	1848	95,024
1	Story Siding	Overhang	34.49	0.00	0.00	475	16,383

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: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood, Standard	6.15	596	3,665
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(17) Garages

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

Base Cost	24.66	475	11,714
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 190,598

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 135,325
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 230,052

2018 Est. T.C.V. 006-820-009-00 = 685,535

Est. TCV/Total Floor Area = 295.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
328,600	328,600	328,600	229,415	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	4,817	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
342,800	342,800	342,800	234,232	234,232	234,232	

45-006-820-010-00	2018 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 713		W DAY FOREST RD
Map #: 77,68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

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

2018 Est. T.C.V. 006-820-010-00 = 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	

45-006-820-011-00	2018 Est. T.C.V.	DEPT OF NATURAL RESOURCES
Property Class: 713		7075 W DAY FOREST RD
Map #: 77	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	357.00	1.0000	1.0000	0	100		0
Flat Value: DNR								936,800
300 Actual Front Feet, 2.46 Total Acres							Total Est. Land Value =	936,800

2018 Est. T.C.V. 006-820-011-00 = 936,800

Est. TCV/Total Floor Area = 865.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
468,400	468,400	468,400	377,205	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	7,921	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
468,400	468,400	468,400	385,126	385,126	385,126	

45-006-820-014-00 2018 Est. T.C.V. BATES LEE R & VIOLET H TRUST
 Property Class: 401 7061 W DAY FOREST RD
 Map #: 77 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	355.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	5000	0	0
Shed: Wood Frame	10.24	1.00	168	50	860
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					6,343

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1287 SF Floor Area = 1729 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.88	-9.14	0.00	884	64,302
1	Story Siding	Crawl Space	64.29	-9.14	0.00	403	22,225

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	6.43	420	2,701
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(17) Garages

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

Base Cost	21.28	462	9,831
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 154,984

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 92,991
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 158,084

2018 Est. T.C.V. 006-820-014-00 = 614,427

Est. TCV/Total Floor Area = 355.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,400	283,400	283,400	206,802	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,800	0	4,342	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
307,200	307,200	307,200	211,144	211,144	211,144	

45-006-820-015-00 2018 Est. T.C.V. GEORGE CHRIS O
 Property Class: 401 7043 W DAY FOREST RD
 Map #: 77 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	375.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								450,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 1988

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	34.91	0.00	0.00	846	29,534

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

(16) Porches

WGEP (1 Story), Standard	25.16	362	9,108
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(17) Garages

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

Base Cost	15.29	846	12,935
Mechanical Doors	350.00	2	700

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

Base Cost	15.47	362	5,600
Common Wall: 1 Wall	-750.00	1	-750
No Floor Deduction	-3.10	362	-1,122

County Multiplier = 1.39 => Cost New = 85,416

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 59,791

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 101,645

60 % Completed => Est. True Cash Value 2018 = 60,987

2018 Est. T.C.V. 006-820-015-00 = 510,987

Est. TCV/Total Floor Area = 604.00, Most recent sale 09/09/2016 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
240,700	240,700	240,700	240,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,800	0	0	5,054	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,500	255,500	255,500	245,754	245,754	245,754	

45-006-820-016-00 2018 Est. T.C.V. STUART JOHN D & KATHLEEN M
 Property Class: 401 7021 W DAY FOREST RD
 Map #: 77 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	375.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 1.5 STORY Cls B-10 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1668 SF Floor Area = 2502 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	96.94	-10.80	0.00	1668	143,682

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
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	54.85	140	7,679
WPP, Standard	15.28	140	2,139
WPP, Standard	14.00	180	2,520

(16) Deck/Balcony

Treated Wood, Standard	15.24	32	488
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(17) Garages

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

Base Cost	32.68	589	19,249
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	295	1,431

County Multiplier = 1.39 =>

Cost New = 282,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 240,425

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 408,723

2018 Est. T.C.V. 006-820-016-00 = 868,723

Est. TCV/Total Floor Area = 347.21, Most recent sale 08/31/2017 for 875,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
425,500	425,500	425,500	345,751	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	88,649	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,400	434,400	434,400	353,011	434,400	0	

45-006-830-017-00 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 W DAY FOREST RD
 Map #: GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

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

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

Costs are taken from the Warehouse, Storage cost schedules.

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

Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 42.40

Adjusted Square Foot Cost for Upper Floors = 42.40

0 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.880

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

Refined Square Foot Cost for Upper Floors: 37.31

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 54.476

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

Reproduction/Replacement Cost = 0

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

Total Depreciated Cost = 0

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

2018 Est. T.C.V. 006-830-017-00 = 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

45-006-831-000-00	2018 Est. T.C.V.	TIMBER CREST CONDO COMMONS
Property Class: 470		TIMBER CREST COMMONS
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

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

2018 Est. T.C.V. 006-831-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-831-001-00 2018 Est. T.C.V. CHESNUT DAVID G & RUTH T
 Property Class: 401 1 TIMBER CREST 33 A
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish	13.50	619	8,357
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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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
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(16) Deck/Balcony

Treated Wood, Standard	7.26	388	2,817
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(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 219,747

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,733

Economic Depreciation because of: 1/8SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,198

2018 Est. T.C.V. 006-831-001-00 = 91,198

Est. TCV/Total Floor Area = 64.41, Most recent sale 12/10/2013 for 94,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	47,900	47,900	47,708	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	-2,108	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,600	45,600	45,600	48,709	45,600	0	

45-006-831-001-10 2018 Est. T.C.V. LEWIS PHILLIP A & MICHELE
 Property Class: 401 1 TIMBER CREST 33 B
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish	13.50	619	8,357
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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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: LOWER LEVEL 619 SQ FT

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-10 = 91,530

Est. TCV/Total Floor Area = 64.64, Most recent sale 12/26/2003 for 119,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	47,708	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	-1,908	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	48,709	45,800	0

45-006-831-001-20 2018 Est. T.C.V. MCALLISTER CATHERINE M & WILLIAM J
 Property Class: 401 1 TIMBER CREST 33 C
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish 13.50 619 8,357

(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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: LOWER LEVEL 619 SQ FT

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-20 = 91,530

Est. TCV/Total Floor Area = 64.64, Most recent sale 11/13/2014 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	47,867	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	-2,067	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	48,872	45,800	0

45-006-831-001-30 2018 Est. T.C.V. KARAMANSKI THEODORE J &
 Property Class: 401 1 TIMBER CREST 33 D
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish	13.50	619	8,357
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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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: 1/8TH SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-30 = 91,530

Est. TCV/Total Floor Area = 64.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	47,900	47,900	47,708	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	-1,908	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	48,709	45,800	0	

45-006-831-001-40 2018 Est. T.C.V. WOLCOTT WARREN D JR & MARILYN L
 Property Class: 401 1 TIMBER CREST 33 E
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish 13.50 619 8,357

(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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: 1/8TH SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-40 = 91,530

Est. TCV/Total Floor Area = 64.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,900	47,900	47,900	47,708	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	-1,908	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	48,709	45,800	0	

45-006-831-001-50 2018 Est. T.C.V. MILLER RICHARD C & LINDA L
 Property Class: 401 1 TIMBER CREST 33 F
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish 13.50 619 8,357

(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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: 1/8TH SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-50 = 91,530

Est. TCV/Total Floor Area = 64.64, Most recent sale 05/26/2005 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	47,708	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	-1,908	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	48,709	45,800	0

45-006-831-001-60 2018 Est. T.C.V. MCCONNELL ROBIN & TONI
 Property Class: 401 1 TIMBER CREST 33 G
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish	13.50	619	8,357
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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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: 1/8TH SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-60 = 91,530

Est. TCV/Total Floor Area = 64.64, Most recent sale 09/23/2011 for 87,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	47,708	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	-1,908	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	48,709	45,800	0

45-006-831-001-70 2018 Est. T.C.V. MCCONNELL ROBIN & TONI
 Property Class: 401 1 TIMBER CREST 33 H
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	15000.00000	100			15,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 FRACTIONAL SHR Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.70	0.00	1.85	645	50,665
1	Story Siding	Crawl Space	76.70	-11.18	1.85	771	51,942

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

Basement Recreation Finish	13.50	619	8,357
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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
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

CPP, Standard	11.23	240	2,695
WPP, Standard	10.42	341	3,553

(17) Garages

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

Base Cost	27.03	592	16,002
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 220,771

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 12/10.8, Depr.Cost = 23,843

Economic Depreciation because of: 1/8TH SHARE

ECF (H831 TIMBER CREST CONDO) 3.000 => TCV of Bldg: 1 = 71,530

2018 Est. T.C.V. 006-831-001-70 = 91,530

Est. TCV/Total Floor Area = 64.64, Most recent sale 10/15/2013 for 94,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,900	47,900	47,900	47,708	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	-1,908	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	48,709	45,800	0

45-006-833-000-00	2018 Est. T.C.V.	VANTAGE POINTE COMMONS
Property Class: 470		VANTAGE POINTE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

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

2018 Est. T.C.V. 006-833-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-833-001-00 2018 Est. T.C.V. DARDAS GARY F MD & PATRICIA O
 Property Class: 407 1 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.		Land Value =		220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1372 SF Floor Area = 1715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.53	0.00	-0.53	1372	120,736

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

Basement Recreation Finish	13.50	1148	15,498
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1120.00	1	1,120
2 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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 238,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 190,541
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 571,624

2018 Est. T.C.V. 006-833-001-00 = 791,624

Est. TCV/Total Floor Area = 461.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	267,209	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	5,611	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,800	395,800	395,800	272,820	272,820	0	

45-006-833-002-00 2018 Est. T.C.V. DEBELACK SHIRLEY K TRUSTEE
 Property Class: 407 5060 VANTAGE PT 2
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1147 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.39	0.00	-0.53	1147	104,216

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish			13.50			1153	15,566

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost			30.57			451	13,787
Automatic Doors			425.00			1	425

County Multiplier = 1.39 => Cost New = 210,408

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 90/72.0, Depr.Cost = 151,494

Economic Depreciation because of: INTERIOR UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 454,482

2018 Est. T.C.V. 006-833-002-00 = 674,482

Est. TCV/Total Floor Area = 470.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
328,600	328,600	328,600	202,409	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	4,250	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,200	337,200	337,200	206,659	206,659	206,659	

45-006-833-003-00 2018 Est. T.C.V. CAMPBELL WALTER D TRUSTEE
 Property Class: 407 3 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1393 SF Floor Area = 1741 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.27	0.00	-0.53	1393	122,222

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

Basement Recreation Finish	13.50	1417	19,130
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 240,390

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 192,312
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 576,936

2018 Est. T.C.V. 006-833-003-00 = 796,936

Est. TCV/Total Floor Area = 457.75, Most recent sale 05/10/1991 for 290,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	242,909	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	5,101	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
398,500	398,500	398,500	248,010	248,010	0	

45-006-833-004-00 2018 Est. T.C.V. KURAS NATALIE D
 Property Class: 407 4 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1372 SF Floor Area = 1715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.53	0.00	-0.53	1372	120,736

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

Basement Recreation Finish	13.50	1148	15,498
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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

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 238,177

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 190,541
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 571,624

2018 Est. T.C.V. 006-833-004-00 = 791,624

Est. TCV/Total Floor Area = 461.59, Most recent sale 03/31/2000 for 570,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	267,209	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,300	0	0	5,611	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,800	395,800	395,800	272,820	272,820	0	0

45-006-833-005-00 2018 Est. T.C.V. DARIN BARBARA L TRUST
 Property Class: 407 5 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1147 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.39	0.00	-0.53	1147	104,216

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

Basement Recreation Finish	13.50	1153	15,566
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(13) Plumbing

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

(14) Water/Sewer

Public Water	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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 210,408

Notes: INT UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 90/72.0, Depr.Cost = 151,494

Economic Depreciation because of: INTERIOR UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 454,482

2018 Est. T.C.V. 006-833-005-00 = 674,482

Est. TCV/Total Floor Area = 470.35, Most recent sale 11/20/1987 for 189,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
328,600	328,600	328,600	202,409	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	4,250	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
337,200	337,200	337,200	206,659	206,659	0

45-006-833-006-00 2018 Est. T.C.V. ZERSCHLING ANNE T REVOCABLE TRUST
 Property Class: 407 6 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
		0.00	Total Acres				Total Est. Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1393 SF Floor Area = 1741 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.27	0.00	-0.53	1393	122,222

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

Basement Recreation Finish	13.50	1417	19,130
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 240,390

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 192,312
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 576,936

2018 Est. T.C.V. 006-833-006-00 = 796,936

Est. TCV/Total Floor Area = 457.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	242,909	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	5,101	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
398,500	398,500	398,500	248,010	248,010	0	

45-006-833-007-00 2018 Est. T.C.V. DARDAS TERRY & JOAN TRUST
 Property Class: 407 7 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1398 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.21	0.00	-0.53	1398	122,577

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

Basement Recreation Finish	13.50	1417	19,130
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 240,883

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 192,706
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 578,119

2018 Est. T.C.V. 006-833-007-00 = 798,119

Est. TCV/Total Floor Area = 456.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
387,100	387,100	387,100	245,148	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	5,148	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
399,100	399,100	399,100	250,296	250,296	0	

45-006-833-008-00 2018 Est. T.C.V. WORMAN GARY L & MARY K
 Property Class: 407 8 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1147 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.39	0.00	-0.53	1147	104,216

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

Basement Recreation Finish	13.50	1147	15,485
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 210,296

Notes: INT UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 90/72.0, Depr.Cost = 151,413

Economic Depreciation because of: INTERIOR UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 454,239

2018 Est. T.C.V. 006-833-008-00 = 674,239

Est. TCV/Total Floor Area = 470.18, Most recent sale 12/28/2012 for 600,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
328,500	328,500	328,500	290,592	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	6,102	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
337,100	337,100	337,100	296,694	296,694	0

45-006-833-009-00 2018 Est. T.C.V. HOUGH CASS S JR & HOUGH WESLEY C &
 Property Class: 407 9 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1372 SF Floor Area = 1715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.53	0.00	-0.53	1372	120,736

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

Basement Recreation Finish	13.50	1148	15,498
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1120.00	1	1,120
2 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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 238,177

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 190,541
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 571,624

2018 Est. T.C.V. 006-833-009-00 = 791,624

Est. TCV/Total Floor Area = 461.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	255,063	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	5,356	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,800	395,800	395,800	260,419	260,419	260,419	

45-006-833-010-00 2018 Est. T.C.V. GOLDSTEIN SHELLY S
 Property Class: 407 10 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.		Land Value =		220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1172 SF Floor Area = 1465 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.01	0.00	-0.53	1172	106,043

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

Basement Recreation Finish	13.50	1148	15,498
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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

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 217,753

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,202
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 522,607

2018 Est. T.C.V. 006-833-010-00 = 742,607

Est. TCV/Total Floor Area = 506.90, Most recent sale 09/12/1997 for 559,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
361,800	361,800	361,800	319,550	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	6,710	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
371,300	371,300	371,300	326,260	326,260	0	

45-006-833-011-00 2018 Est. T.C.V. EURICH THOMAS R & VICKI A
 Property Class: 407 11 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1147 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.39	0.00	-0.53	1147	104,216

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

Basement Recreation Finish	13.50	1153	15,566
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1120.00	1	1,120
2 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: Wood Stove	2000.00	1	2,000

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 218,088

Notes: INT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 90/72.0, Depr.Cost = 157,024

Economic Depreciation because of: INTERIOR UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 471,071

2018 Est. T.C.V. 006-833-011-00 = 691,071

Est. TCV/Total Floor Area = 481.92, Most recent sale 08/25/2010 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
336,900	336,900	336,900	297,957	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	6,257	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
345,500	345,500	345,500	304,214	304,214	304,214

45-006-833-012-00 2018 Est. T.C.V. NAOUM JOSEPH B & LYNN S
 Property Class: 407 12 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0.0000	100		220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1393 SF Floor Area = 1741 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	88.27	0.00	-0.53	1393	122,222

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

Basement Recreation Finish	13.50	1417	19,130
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 246,923

Notes: BLD D, END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 197,538
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 592,615

2018 Est. T.C.V. 006-833-012-00 = 812,615

Est. TCV/Total Floor Area = 466.75, Most recent sale 07/26/2012 for 730,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
394,400	394,400	394,400	347,802	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	7,303	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
406,300	406,300	406,300	355,105	355,105	0	

45-006-833-014-00 2018 Est. T.C.V. PRICE FAMILY TRUST
 Property Class: 407 14 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1147 SF Floor Area = 1434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	91.39	0.00	-0.53	1147	104,216

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

Basement Recreation Finish	13.50	1153	15,566
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 210,408

Notes: INT UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 90/72.0, Depr.Cost = 151,494

Economic Depreciation because of: INTERIOR UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 454,482

2018 Est. T.C.V. 006-833-014-00 = 674,482

Est. TCV/Total Floor Area = 470.35, Most recent sale 06/07/2016 for 679,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
328,600	328,600	328,600	328,600	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	6,900	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
337,200	337,200	337,200	335,500	335,500	0

45-006-833-015-00 2018 Est. T.C.V. CYNTHIA VANDERWALL
 Property Class: 407 15 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	220000.00	0.0000	100		220,000
	0.00	Total Acres		Total Est.			Land Value =	220,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1372 SF Floor Area = 2058 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	94.71	0.00	-0.62	1372	129,091

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

Basement Recreation Finish	13.50	1148	15,498
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(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	1120.00	1	1,120
2 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

(16) Porches

WPP, Standard	8.72	578	5,040
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(17) Garages

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

Base Cost	30.57	451	13,787
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 256,797

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 205,437
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCv of Bldg: 1 = 616,312

2018 Est. T.C.V. 006-833-015-00 = 836,312

Est. TCv/Total Floor Area = 406.37, Most recent sale 06/11/2012 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
388,100	388,100	388,100	342,353	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	30,100	0	75,847	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
418,200	418,200	418,200	349,542	418,200	0	

45-006-833-016-00 2018 Est. T.C.V. VANDERWALL CRAIG L TRUST
 Property Class: 407 16 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1 Units	300000	0.00000	100		300,000
0.00 Total Acres Total Est. Land Value =								300,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1798 SF Floor Area = 2248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.80	0.00	2.34	1798	156,678

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

Basement Recreation Finish	13.50	1078	14,553
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.57	642	5,502
WCP (1 Story), Standard	55.89	29	1,621
WPP, Standard	10.75	300	3,225

(16) Deck/Balcony

Wood Balcony	23.50	43	1,011
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(17) Garages

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

Base Cost	26.26	627	16,465
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 301,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 226,074

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 678,223

2018 Est. T.C.V. 006-833-016-00 = 978,223

Est. TCV/Total Floor Area = 435.15, Most recent sale 10/08/1993 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
483,900	483,900	483,900	234,952	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	4,933	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
489,100	489,100	489,100	239,885	239,885	239,885	

45-006-833-017-00 2018 Est. T.C.V. BEESKOW JOHN E & CAROL S
 Property Class: 407 17 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1 Units	300000	0.00000	100		300,000
0.00 Total Acres Total Est. Land Value =								300,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1868 SF Floor Area = 2335 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.36	0.00	2.34	1868	161,956

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

Basement Recreation Finish	13.50	1868	25,218
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(13) Plumbing

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

(14) Water/Sewer

Public Water	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 1 Story	4925.00	1	4,925

(16) Porches

WPP, Standard	9.82	429	4,213
WCP (1 Story), Standard	40.26	55	2,214

(16) Deck/Balcony

Wood Balcony	23.50	42	987
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(17) Garages

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

Base Cost	27.83	552	15,362
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 316,752

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 256,569

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 769,706

2018 Est. T.C.V. 006-833-017-00 = 1,069,706

Est. TCV/Total Floor Area = 458.12, Most recent sale 12/11/1993 for 162,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
521,200	521,200	521,200	249,687	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	5,243	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
534,900	534,900	534,900	254,930	254,930	0

45-006-833-018-00 2018 Est. T.C.V. MATSON C TRUST & MATSON B TRUST
 Property Class: 407 18 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1 Units	300000	0.0000	100		300,000
0.00 Total Acres Total Est. Land Value =								300,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1970 SF Floor Area = 2960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.51	0.00	2.77	1970	181,792
1	Story Siding	Overhang	39.47	0.00	0.00	5	197

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 13.50 1680 22,680

(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
 Separate Shower 1390.00 1 1,390

(14) Water/Sewer
 Public Water 1487.00 1 1,487
 Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610
 Fireplace: Prefab 1 Story 3630.00 1 3,630
 Fireplace: Prefab 2 Story 4275.00 1 4,275
 Fireplace: Direct-Vented Gas 2000.00 1 2,000

(16) Porches
 WPP, Standard 10.85 291 3,157

(16) Deck/Balcony
 Wood Balcony 23.50 102 2,397

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 26.30 624 16,411
 Automatic Doors 425.00 1 425

County Multiplier = 1.39 => Cost New = 358,597

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 286,878
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 860,633

2018 Est. T.C.V. 006-833-018-00 = 1,160,633

Est. TCV/Total Floor Area = 392.11, Most recent sale 04/28/2000 for 269,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
446,400	446,400	446,400	385,383	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	133,900	0	0	8,093	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
580,300	580,300	580,300	393,476	393,476	393,476	

45-006-833-019-00 2018 Est. T.C.V. LININGER TODD
 Property Class: 401 19 VANTAGE PT
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1 Units	300000	0.00000	100		300,000
0.00 Total Acres Total Est. Land Value =								300,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
D/W/P: 5in Ren. Conc.	5.70	1.00		384	0	0
D/W/P: Flagstone/Sand	13.55	1.00		200	0	0

Residential Local Cost Land Improvements

Description	Rate	County	Mult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00		1.0	95	4,750
Total Estimated Land Improvements True Cash Value =						4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1933 SF Floor Area = 2900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.78	0.00	2.77	1933	178,899

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

Basement Recreation Finish	13.50	1603	21,641
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	55.20	30	1,656
WPP, Standard	27.20	31	843
WPP, Standard	12.31	196	2,413

County Multiplier = 1.39 => Cost New = 319,473

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 309,889
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 929,666

2018 Est. T.C.V. 006-833-019-00 = 1,234,416

Est. TCV/Total Floor Area = 425.66, Most recent sale 09/06/2013 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
630,200	630,200	630,200	568,571	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-13,000	0	0	11,939	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
617,200	617,200	617,200	580,510	580,510	0

45-006-833-020-00	2018 Est. T.C.V.	KISSINGER JOHN SLAYTON
Property Class: 407		20 VANTAGE PT
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA BACK SITES			1 Units	35000.00000	100		LAGOON	35,000
		0.00	Total Acres				Total Est. Land Value =	35,000

2018 Est. T.C.V. 006-833-020-00 = 35,000

Est. TCV/Total Floor Area = 12.07, Most recent sale 02/21/2014 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	17,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	17,867	17,500	0	

45-006-833-021-00	2018 Est. T.C.V.	DZIEKAN RANDALL S &
Property Class: 407		21 VANTAGE PT
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA BACK SITES			1 Units	35000.00000	100		LAGOON	35,000
		0.00	Total Acres				Total Est. Land Value =	35,000

2018 Est. T.C.V. 006-833-021-00 = 35,000

Est. TCV/Total Floor Area = 12.07, Most recent sale 07/17/2014 for 34,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	17,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	17,867	17,500	0	