

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-019-001-00	2022 Est. T.C.V.	FREEMAN FAMILY COTTAGE TRUST
Property Class: 402		S WHEELER RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 PRT OF>80A\$5000		40.00 Acres		5000	100	200,000
		40.00 Total Acres			Total Est. Land Value =	200,000

2022 Est. T.C.V. 006-019-001-00 = 200,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/23/2013 for 185,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,000	100,000	100,000	99,967	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,000	100,000	100,000	103,265	100,000	0

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45-006-019-002-00	2022 Est. T.C.V.	LEELANAU LAND LLC
Property Class: 402		S WHEELER RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 PRT OF>80A\$5000		80.00 Acres		5000	50	INTEREST SPLIT 200,000
		80.00 Total Acres				Total Est. Land Value = 200,000

2022 Est. T.C.V. 006-019-002-00	=	200,000
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,000	100,000	100,000	100,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,000	100,000	100,000	103,300	100,000	0

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45-006-019-002-01	2022 Est. T.C.V.	LEELANAU LAND LLC
Property Class: 402		S WHEELER RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 PRT OF>80A\$5000	80.00	Acres	5000	50	INT SPLIT	200,000
	80.00	Total Acres			Total Est. Land Value =	200,000

2022 Est. T.C.V. 006-019-002-01	=	200,000
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,000	100,000	100,000	91,258	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	3,011	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,000	100,000	100,000	94,269	94,269	0

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45-006-019-003-00	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
4019 SEC 1 PRT OF>80A	\$5000	120.00	Acres		5000	100	
		120.00	Total Acres				
					Total Est.	Land Value =	
							600,000

2022 Est. T.C.V. 006-019-003-00	=	0				
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-019-004-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 1	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			109.000 Acres		4,000 100	436,000
		109.00	Total Acres		Total Est. Land Value =	436,000

2022 Est. T.C.V. 006-019-004-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/1978 for 207,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-019-004-11	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4019 SEC 1 PRT OF>80A\$5000		40.00 Acres		5000	100		200,000
		40.00 Total Acres				Total Est. Land Value =	200,000

2022 Est. T.C.V. 006-019-004-11 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-019-005-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4019 SEC 1 PRT OF>80A	\$5000	10.00 Acres		5000	100		50,000
		10.00 Total Acres				Total Est. Land Value =	50,000

2022 Est. T.C.V. 006-019-005-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/18/2015 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-019-008-01	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ACREAGE TABLE 4019			63.860 Acres		4,283 100	273,510
		63.86	Total Acres		Total Est. Land Value =	273,510

2022 Est. T.C.V. 006-019-008-01	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-019-008-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	1306.80	100.00	1.0000	0.0000	0 100*	0
ACREAGE TABLE 4019			3.000 Acres		9,000 100	27,000
* denotes lines that do not contribute to the total acreage calculation.						
1307 Actual Front Feet, 3.00	Total Acres				Total Est. Land Value =	27,000

2022 Est. T.C.V. 006-019-008-10	=	0				
Est. TCV/Total Floor Area =	0.00					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-019-009-00	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 PRT OF>80A\$5000	240.00	Acres	5000	100		1,200,000
	240.00	Total Acres			Total Est. Land Value =	1,200,000

2022 Est. T.C.V. 006-019-009-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-019-010-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 1	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ACREAGE TABLE 4019			59.000 Acres		4,347 100	256,500
		59.00	Total Acres		Total Est. Land Value =	256,500

2022 Est. T.C.V. 006-019-010-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-030-001-01	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 PRT OF>80A\$5000		40.00 Acres		5000	100	200,000
		40.00 Total Acres			Total Est. Land Value =	200,000

2022 Est. T.C.V. 006-030-001-01 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 3,041,949

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-030-002-00	2022 Est. T.C.V.	VANDERKWAAK LLOYD & VICKI
Property Class: 402		W CHENEY RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

		* Factors *		TRIANGLE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value B> RURAL SITE					15000 100	15,000
198 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =	15,000

2022 Est. T.C.V. 006-030-002-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2017 for 14,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
7,500	7,500	7,500	7,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	7,747	7,500	7,500

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45-006-030-003-00	2022 Est. T.C.V.	KOSKAMP MELANIE & ZIERK MARIA
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WOODED LOT	.20	RURAL	785387	SqFt	0.20000	100		157,077
		18.03	Total Acres				Total Est. Land Value =	157,077

2022 Est. T.C.V. 006-030-003-00 = 157,077

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/17/2021 for 175,792

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	60,000	3.30

2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		18,500	0	0	18,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,500	78,500	78,500	61,980	78,500	0

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45-006-030-003-10	2022 Est. T.C.V.	SHEFFER GARY G & VELMA TRUST
Property Class: 401		3322 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80A	\$5000	58.77 Acres			5000	100		293,845
		58.77 Total Acres					Total Est. Land Value =	293,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	9800	0	0
Wood Frame	21.63	192	50	2,076

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
				Total Estimated Land Improvements True Cash Value = 7,076

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2400 SF Floor Area = 3000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,400		
			Total:	315,949	189,574

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	420	5,830	3,498
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Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	473	284
Base Cost	1536	32,056	19,234

Class: C Exterior: Pole (Unfinished)

Base Cost	576	14,463	8,678
Door Opener	1	473	284

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

Base Cost	768	23,670	14,202
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Prefab 1 Story	1	2,242	1,345
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Porches

WCP (1 Story)	1277	34,275	20,565
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Totals: 446,356 267,818

Notes:

ECF (4031 RURAL) 1.200 => TCV: 321,382

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2022	Est. T.C.V.	006-030-003-10		=	622,303	
Est. TCV/Total Floor Area = 207.43						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	337,600	337,600	337,600	176,041	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-26,400	0	0	5,809	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	311,200	311,200	311,200	181,850	181,850	181,850

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45-006-030-003-20	2022 Est. T.C.V.	VANDERKWAAK LLOYD & VICKI
Property Class: 401		3577 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
321 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1500	0	0
D/W/P: Crushed Rock	1.96	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1992

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		768	17,748	12,424
			Totals:	17,748	12,424

Notes:

ECF (4031 RURAL) 1.200 => TCV: 14,909

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 1006 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,006		
			Total:	149,329	141,862
Other Additions/Adjustments					

Plumbing

Average Fixture(s)	1	1,277	1,213
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Water/Sewer

1000 Gal Septic	1	4,209	3,999
Water Well, 200 Feet	1	9,295	8,830

Porches

CCP (1 Story)	240	5,316	5,050
WPP	237	4,219	4,008
WCP (1 Story)	100	4,108	3,903

Built-Ins

Appliance Allow.	1	2,394	2,274
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Fireplaces			
Wood Stove	1	2,208	2,098
Totals:		182,355	173,237

Notes:

ECF (4031 RURAL) 1.200 => TCV: 207,884

2022 Est. T.C.V. 006-030-003-20 = 282,793

Est. TCV/Total Floor Area = 281.11, Most recent sale 05/17/2017 for 69,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
132,500	132,500	132,500	125,634	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,900	0	0	4,145	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,400	141,400	141,400	129,779	129,779	129,779

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45-006-030-003-30	2022 Est. T.C.V.	CARPENTER BRIANNE L & PEPPER ADAM J
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
WOODED LOT	.20	RURAL	435600	SqFt	0.20000	100	87,120
	10.00	Total Acres			Total Est.	Land Value =	87,120

2022 Est. T.C.V. 006-030-003-30 = 87,120

Est. TCV/Total Floor Area = 86.60, Most recent sale 01/28/2021 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	32,698	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	10,902	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,600	43,600	43,600	33,777	43,600	0

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45-006-030-003-40	2022 Est. T.C.V.	ROLLAND CAROL P & MANTY MICHAEL
Property Class: 401		3245 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
300 Actual Front Feet, 4.11 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1700 SF Floor Area = 1718 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,700		
1 Story	Siding	Overhang	18		
		Total:		284,673	241,970

Other Additions/Adjustments

Recreation Room	1302	30,779	26,162
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WSEP (1 Story)	224	12,445	10,578
WCP (1 Story)	156	7,549	6,417

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	864	43,917	37,329
Door Opener	1	591	502
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	32,855	27,927
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Parcel Number: 45-006-030-003-40

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Totals: 459,859 391,178

Notes:

ECF (4031 RURAL) 1.200 => TCV: 469,414

2022 Est. T.C.V. 006-030-003-40 = 529,414

Est. TCV/Total Floor Area = 308.16, Most recent sale 05/04/2015 for 430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,100	256,100	256,100	222,615	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	7,346	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,700	264,700	264,700	229,961	229,961	229,961	

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Valuation Report

DB: 2022Ga

45-006-030-004-01	2022 Est. T.C.V.	KI CORP
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 PRT OF>80A\$5000		56.98 Acres			5000 100	QPRT 284,900
4019 SEC 1 ROW \$0/A		1.57 Acres			0 100	WHEELER RD 33'*2075.67' 0
4019 SEC 1 ROW \$0/A		0.99 Acres			0 100	CHENEY RD 33'*1317.67' 0
		59.54 Total Acres			Total Est. Land Value =	284,900

2022 Est. T.C.V. 006-030-004-01 = 284,900

Est. TCV/Total Floor Area = 165.83

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,500	142,500	142,500	97,256	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3,209	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,500	142,500	142,500	100,465	100,465	100,465	

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Valuation Report

DB: 2022Ga

45-006-030-004-02	2022 Est. T.C.V.	KI CORP
Property Class: 401		3130 W CHENEY RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80A\$5000		3.00 Acres		5000	100			15,000
		3.00 Total Acres					Total Est. Land Value =	15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	72	0	0
D/W/P: Asphalt Paving	3.12	3300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
			Total Estimated Land Improvements True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1681 SF Floor Area = 3644 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	732		
2 Story	Siding	Basement	949		
1 Story	Siding	Overhang	282		
		Total:		449,324	359,459

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,487
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	219	9,575	7,660
CSEP (1 Story)	249	11,118	8,894
CCP (1 Story)	42	1,431	1,145

Deck

Treated Wood	50	1,607	1,286
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Garages

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

Base Cost	564	25,115	20,092
Common Wall: 1 Wall	1	-2,294	-1,835
Door Opener	2	1,182	946

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

Base Cost	784	31,611	25,289
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 2 Story	1	8,947	7,158
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Parcel Number: 45-006-030-004-02

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Totals: 562,826 450,262

Notes:

ECF (4031 RURAL) 1.200 => TCV: 540,314

2022 Est. T.C.V. 006-030-004-02 = 560,314

Est. TCV/Total Floor Area = 153.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,700	278,700	278,700	140,179	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	4,625	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
280,200	280,200	280,200	144,804	144,804	0	

DB: 2022Ga

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-030-005-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			78.594 Acres		4,136 100	325,079
		78.59	Total Acres		Total Est. Land Value =	325,079

2022 Est. T.C.V. 006-030-005-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/27/1978 for 207,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-030-005-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	115.00	425.00	1.0000	1.0000	750	100		86,250
115 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								86,250

2022 Est. T.C.V. 006-030-005-10 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-030-005-20	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	131.00	408.00	1.0000	1.0000	750	100		98,250
131 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								98,250

2022 Est. T.C.V. 006-030-005-20	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-030-005-30	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
TRUMBULL RD	1241.00	445.00	1.0000	0.0000	750 100*	0
ACREAGE TABLE 4031			12.678 Acres		8,416 100	106,695
* denotes lines that do not contribute to the total acreage calculation.						
1241 Actual Front Feet, 12.68	Total Acres				Total Est. Land Value =	106,695

2022 Est. T.C.V. 006-030-005-30	=	0			
Est. TCV/Total Floor Area =	0.00				
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-030-005-40	2022 Est. T.C.V.	CONNELL RICHARD V & JULIA A
Property Class: 402		6335 S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

		* Factors *		NON-CONFORMING TO ZONING		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
\$200/FF	240.55	410.00	1.0000	0.0000	200 100*	0
SECTION 30 .40		98620 SqFt	0.40000	100		39,448
* denotes lines that do not contribute to the total acreage calculation.						
241 Actual Front Feet, 2.26 Total Acres Total Est. Land Value =						39,448

2022 Est. T.C.V. 006-030-005-40	=	39,448
Est. TCV/Total Floor Area = 10.83, Most recent sale 07/16/1977 for 17,000		
2021 Assessed	MBOR	S.E.V.
14,800	14,800	14,800
		Base for Cap
		C.P.I.
		11,577 3.30
2022 New Eq. Adjustment	Loss	Additions
0	4,900	0
		Tax Adjustment
		382
2022 Assessed	MBOR	S.E.V.
19,700	19,700	19,700
		Capped
		->Taxable<-
		PRE/MBT
		11,959 11,959
		0

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DB: 2022Ga

45-006-030-005-50	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	115.00	410.00	1.0000	1.0000	750	100		86,250
115 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =			86,250

2022 Est. T.C.V. 006-030-005-50	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

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45-006-030-006-02	2022 Est. T.C.V.	KACZMAREK BRIAN N & PAMELA I
Property Class: 402		W CHENEY RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> 3A SITE					55000 100	55,000
198 Actual Front Feet, 3.00 Total Acres					Total Est. Land Value =	55,000

2022 Est. T.C.V. 006-030-006-02 = 55,000

Est. TCV/Total Floor Area = 15.09, Most recent sale 08/06/1996 for 38,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	20,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	660	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	20,660	20,660	0

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DB: 2022Ga

45-006-030-006-10	2022 Est. T.C.V.	GOODENOW LAWRENCE H TRUST
Property Class: 401		3943 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	258.30	556.52	1.0000	0.0000	0	100*		0
WOODED LOT .250N CHENEY RD 143748 SqFt			0.25000		100			35,937
* denotes lines that do not contribute to the total acreage calculation.								
258 Actual Front Feet, 3.30 Total Acres Total Est. Land Value =								35,937

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	80	0	0
D/W/P: 4in Ren. Conc.	8.88	576	0	0
D/W/P: Crushed Rock	2.15	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1334 SF Floor Area = 1668 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,334		
			Total:	249,508	212,080

Other Additions/Adjustments

Exterior			
Stone Veneer	36	1,453	1,235

Plumbing			
Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer			
2000 Gal Septic	1	9,576	8,140
Water Well, 100 Feet	1	5,403	4,593

Porches			
WGEP (1 Story)	154	13,574	11,538
WPP	120	3,560	3,026
CCP (1 Story)	112	3,463	2,944

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	28,882	24,550
Common Wall: 2 Wall	1	-5,388	-4,580
Door Opener	2	1,182	1,005
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	24,514	20,837
Door Opener	1	591	502
Class: BC Exterior: Pole (Unfinished)			
Base Cost	480	16,790	14,271
Door Opener	1	591	502

Built-Ins			
Appliance Allow.	1	3,439	2,923

Fireplaces

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Interior 1 Story	1	5,984	5,086
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Totals:	370,913	315,274
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Notes:

ECF (4031 RURAL) 1.200 => TCV: 378,329

2022 Est. T.C.V. 006-030-006-10 = 416,766

Est. TCV/Total Floor Area = 249.86, Most recent sale 09/07/2018 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
207,400	207,400	207,400	193,978	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	6,401	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,400	208,400	208,400	200,379	200,379	200,379

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45-006-030-006-11	2022 Est. T.C.V.	LOUNIS CLAUDIA TRUST
Property Class: 402		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
SECTION 30 .30			21780 SqFt	0.30000	100	SHAPE	6,534
		0.50	Total Acres			Total Est. Land Value =	6,534

2022 Est. T.C.V. 006-030-006-11 = 6,534

Est. TCV/Total Floor Area = 3.92, Most recent sale 06/17/2016 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,300	3,300	3,300	3,300	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,408	3,300	0

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Valuation Report

DB: 2022Ga

45-006-030-006-12	2022 Est. T.C.V.	COLLIER MICHAEL F & MARION T
Property Class: 402		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .30			43560 SqFt	0.30000	100		13,068
		1.00	Total Acres		Total Est.	Land Value =	13,068

2022 Est. T.C.V. 006-030-006-12 = 13,068

Est. TCV/Total Floor Area = 7.83, Most recent sale 05/31/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,500	6,500	6,500	6,500	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	6,714	6,500	0

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45-006-030-006-20	2022 Est. T.C.V.	SENK ROBERT G TRUST
Property Class: 401		3853 W CHENEY RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
251 Actual Front Feet, 3.00 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	2000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1644 SF Floor Area = 3061 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,129		
1 Story	Siding	Basement	192		
1 Story	Siding	Basement	179		
3 Story	Siding	Basement	144		
		Total:		439,462	285,690

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	1	9,044	5,879
2 Fixture Bath	1	6,029	3,919

Water/Sewer

1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Deck

Treated Wood	400	6,236	4,053
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Garages

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

Base Cost	780	41,168	26,759
Door Opener	1	662	430

Built-Ins

Appliance Allow.	1	5,926	3,852
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Totals: 522,348 339,566

Notes:

ECF (4031 RURAL) 1.200 => TCV: 407,479

2022 Est. T.C.V. 006-030-006-20 = 467,479

Est. TCV/Total Floor Area = 152.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,100	250,100	250,100	169,915	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,400	0	0	5,607	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,700	233,700	233,700	175,522	175,522	175,522	

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Valuation Report

DB: 2022Ga

45-006-030-006-30	2022 Est. T.C.V.	FOGLESONG DYLAN & PAMELA
Property Class: 401		3875 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WOODED LOT .25 RURAL		165528	SqFt	0.25000	100			41,382
		3.80	Total Acres				Total Est. Land Value =	41,382

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	144	0	0
Wood Frame	35.77	80	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
			Total Estimated Land Improvements True Cash Value =	2,931

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1160 SF Floor Area = 1740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,160		
			Total:	232,996	198,045

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	202	9,086	7,723
WPP	430	8,037	6,831

Deck

Treated Wood	25	1,082	920
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Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Wood Stove	1	3,195	2,716
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Totals: 287,710 244,551

Notes:

ECF (4031 RURAL) 1.200 => TCV: 293,461

Ag. Bld 1 1985, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.49	1280	4,467
Default Walls	4.49	1280	5,747

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Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25	Depr. Cost =	2,681
ECF (4031 RURAL)	1.000 => TCV of Bldg: 1 =	2,681

Total Estimated True Cash Value of Agricultural Buildings	=	2,681
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2022 Est. T.C.V. 006-030-006-30	=	340,455
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Est. TCV/Total Floor Area = 195.66, Most recent sale 10/24/2007 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,900	177,900	177,900	136,342	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,700	0	0	4,499	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,200	170,200	170,200	140,841	140,841	140,841	

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Valuation Report

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45-006-030-006-40	2022 Est. T.C.V.	WALKER MICHAEL E & CAROL M
Property Class: 401		3595 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
4030N NON VIEW	300.00	0.00	0.5774	0.0000	400	100	
WOODED LOT .20 RURAL			444312	SqFt	0.20000	100	
300 Actual Front Feet, 10.20 Total Acres					Total Est. Land Value =		88,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1092 SF Floor Area = 2108 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	728		
1 Story	Siding	Basement	364		
1 Story	Siding	Overhang	288		
Total:				238,585	178,955

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,661
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	110	4,450	3,337
WPP	280	4,371	3,278

Deck

Treated Wood	132	2,730	2,047
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Garages

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

Base Cost	575	21,442	16,081
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Totals: 288,867 216,665

Notes:

ECF (4031 RURAL) 1.200 => TCV: 259,998

2022 Est. T.C.V. 006-030-006-40 = 350,360
Est. TCV/Total Floor Area = 166.20

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	183,100		183,100	183,100	134,567	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-7,900	0	0	4,440	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	175,200		175,200	175,200	139,007	139,007	139,007

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Valuation Report

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45-006-030-006-50	2022 Est. T.C.V.	MORAN KEVIN D & SUSAN C
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> 3A SITE					55000 100	55,000
300 Actual Front Feet,	3.65	Total Acres			Total Est. Land Value =	55,000

2022 Est. T.C.V. 006-030-006-50 = 55,000

Est. TCV/Total Floor Area = 26.09, Most recent sale 03/04/2003 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,000	20,000	20,000	20,000	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	660	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	20,660	20,660	0

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Valuation Report

DB: 2022Ga

45-006-030-006-55	2022 Est. T.C.V.	MORAN KEVIN D & SUSAN C
Property Class: 401		3665 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
394 Actual Front Feet, 3.69 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1287 SF Floor Area = 1315 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,287		
1 Story	Siding	Overhang	28		
		Total:		223,434	189,917

Other Additions/Adjustments

Basement Living Area	590	27,352	23,249
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

2000 Gal Septic	1	9,576	8,140
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	84	4,814	4,092
WPP	53	2,315	1,968
WPP	269	5,552	4,719

Garages

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

Base Cost	568	27,537	23,406
Storage Over Garage	142	2,208	1,877
Common Wall: 1/2 Wall	1	-1,348	-1,146
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Totals: 332,492 282,615

Notes:

ECF (4031 RURAL) 1.200 => TCV: 339,138

Parcel Number: 45-006-030-006-55

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2022	Est. T.C.V.	006-030-006-55	=	399,138		
Est. TCV/Total Floor Area = 303.53						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	197,100	197,100	197,100	171,873	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	5,671	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	199,600	199,600	199,600	177,544	177,544	0

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45-006-030-006-60	2022 Est. T.C.V.	ROLANDSON LARS & SHEILA
Property Class: 401		3701 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
326 Actual Front Feet, 4.01 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1247 SF Floor Area = 1573 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,247		
1 Story	Siding	Overhang	14		
		Total:		158,773	111,142

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	745
3 Fixture Bath	1	3,340	2,338
2 Fixture Bath	1	2,246	1,572

Water/Sewer

1000 Gal Septic	1	3,937	2,756
Water Well, 100 Feet	1	4,880	3,416

Porches

WPP	633	8,064	4,032	*50% Good
WPP	157	3,068	2,148	

Garages

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

Basement Garage: 2 Car	1	2,988	2,092
Door Opener	2	839	587

Built-Ins

Appliance Allow.	1	1,673	1,171
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Fireplaces

Prefab 1 Story	1	1,894	1,326
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 195,766 136,325

Notes:

ECF (4031 RURAL) 1.200 => TCV: 163,590

2022 Est. T.C.V. 006-030-006-60	=	220,965
Est. TCV/Total Floor Area = 140.47		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	101,500	101,500	101,500	73,007	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,000	0	0	2,409	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,500	110,500	110,500	75,416	75,416	0

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DB: 2022Ga

45-006-030-006-62	2022 Est. T.C.V.	MARTINELLI DOUGLAS M & GAYLE L
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
200 Actual Front Feet, 3.09 Total Acres							Total Est. Land Value =	55,000

2022 Est. T.C.V. 006-030-006-62 = 55,000

Est. TCV/Total Floor Area = 34.97, Most recent sale 02/19/2021 for 55,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	20,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	7,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	20,660	27,500	27,500

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45-006-030-006-64	2022 Est. T.C.V.	MARTINELLI DOUGLAS M & GAYLE L
Property Class: 401		3736 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
286 Actual Front Feet, 3.05 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	97	1,455
Total Estimated Land Improvements True Cash Value =				1,455

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1222 SF Floor Area = 1833 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,222		
			Total:	222,537	211,419

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	2	8,039	7,637

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 100 Feet	1	5,025	4,774

Porches

WCP (1 Story)	156	5,853	5,560
WPP	770	10,557	10,029

Garages

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

Base Cost	779	32,071	30,467
Common Wall: 1 Wall	1	-2,324	-2,208
Door Opener	2	946	899

Built-Ins

Appliance Allow.	1	2,394	2,274
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Fireplaces

Prefab 2 Story	1	2,742	2,605
Wood Stove	1	2,208	2,098

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 302,689 287,713

Notes:

ECF (4031 RURAL) 1.200 => TCV: 345,256

2022 Est. T.C.V. 006-030-006-64 = 401,711
Est. TCV/Total Floor Area = 219.15, Most recent sale 06/10/2013 for 57,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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194,400	194,400	194,400	187,083	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	6,173	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,900	200,900	200,900	193,256	193,256	193,256

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45-006-030-006-65	2022 Est. T.C.V.	CUNDIFF MARK E & JENNIFER L
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> 3A SITE					55000 100	55,000
470 Actual Front Feet, 3.61 Total Acres					Total Est. Land Value =	55,000

2022 Est. T.C.V. 006-030-006-65 = 55,000

Est. TCV/Total Floor Area = 30.01, Most recent sale 10/04/2021 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	20,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	7,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,500	27,500	27,500	20,660	27,500	27,500

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DB: 2022Ga

45-006-030-006-70	2022 Est. T.C.V.	CHILDS KURT
Property Class: 401		3881 W CHENEY WOODS TRL
Map #: 2,3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0		139680	SqFt	1.00000	100	3A	ZONING	139,680
SECTION 30 .06		87120	SqFt	0.06000	100	>3A	SURPLUS	5,227
	5.21	Total Acres					Total Est. Land Value =	144,907

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	374	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1454 SF Floor Area = 2195 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,454		
1 Story	Siding	Overhang	14		
		Total:		311,084	248,867

Other Additions/Adjustments

Exterior

Stone Veneer	284	11,459	9,167
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Deck

Treated Wood	148	3,112	2,490
Treated Wood	359	5,575	4,460
Treated Wood w/Roof (Deck Portion)	352	5,502	4,402
Treated Wood w/Roof (Roof portion)	352	6,442	5,154
Treated Wood	255	4,452	3,562

Garages

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

Base Cost	720	35,878	28,702
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 416,063 332,851

Notes:

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 499,277

2022 Est. T.C.V. 006-030-006-70	=	651,684				
Est. TCV/Total Floor Area = 296.89, Most recent sale 01/05/1996 for 89,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
274,800	274,800	274,800	205,365	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,000	0	0	6,777	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
325,800	325,800	325,800	212,142	212,142	212,142	

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Valuation Report

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45-006-030-006-80	2022 Est. T.C.V.	KACZMAREK BRIAN & PAMELA
Property Class: 401		3755 W CHENEY RD
Map #: 3,2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> 3A SITE					55000	100		55,000
288 Actual Front Feet, 3.90 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
Total:				131,885	98,923

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	204	3,976	2,982
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Deck

Treated Wood	144	2,889	2,167
Treated Wood	39	1,365	1,024
Treated Wood	45	1,461	1,096

Garages

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

Base Cost	400	14,952	11,214
Common Wall: 1/2 Wall	1	-957	-718
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Exterior 1 Story	1	5,635	4,226
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Totals: 178,604 133,963

Notes:

ECF (4031 RURAL) 1.200 => TCV: 160,756

2022 Est. T.C.V. 006-030-006-80 = 220,756

Est. TCV/Total Floor Area = 180.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
102,400	102,400	102,400	69,725	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	2,300	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,400	110,400	110,400	72,025	72,025	0

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Valuation Report

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45-006-030-006-85	2022 Est. T.C.V.	PREBAY JOHN & KRISTIN
Property Class: 401		3937 W CHENEY WOODS TRL
Map #: 3,2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
SECTION 30 1.0		130680	SqFt	1.00000	100	3A	ZONING	130,680
SECTION 30 .06		82764	SqFt	0.06000	100	>3A	SURPLUS	4,966
4.90 Total Acres Total Est. Land Value =								135,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls B 10 Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 1302 SF Floor Area = 1628 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,302		
1 Story	Siding	Overhang	326		
Total:				316,458	278,505

Other Additions/Adjustments

Basement Living Area	800	40,488	35,629
Exterior			
Stone Veneer	60	2,685	2,363
Basement, Outside Entrance, Below Grade	2	7,367	6,483

Plumbing

Average Fixture(s)	1	2,867	2,523
3 Fixture Bath	1	9,044	7,959
2 Fixture Bath	1	6,029	5,306
Separate Shower	1	2,749	2,419

Water/Sewer

1000 Gal Septic	1	5,290	4,655
Water Well, 100 Feet	1	5,664	4,984

Porches

WPP	75	3,158	2,779
WPP	183	5,307	4,670
WPP	795	16,019	14,097

Balcony

Wood Balcony	36	1,728	1,521
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Garages

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

Basement Garage: 2 Car	1	3,789	3,334
Door Opener	2	1,324	1,165

Built-Ins

Appliance Allow.	1	5,926	5,215
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Fireplaces

Interior 2 Story	1	8,308	7,311
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2nd on Same Stack	1	5,229	4,602
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Totals:	449,429	395,520
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Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 593,280

2022 Est. T.C.V. 006-030-006-85 = 733,926

Est. TCV/Total Floor Area = 450.81, Most recent sale 01/14/2021 for 745,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
311,700	311,700	311,700	263,155	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	55,300	0	0	103,845	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
367,000	367,000	367,000	271,839	367,000	0

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DB: 2022Ga

45-006-030-006-90	2022 Est. T.C.V.	GRZESIAK LEONARD J & KEYES JOANN M
Property Class: 401		3813 W CHENEY WOODS TRL
Map #: 2 & 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WOODED LOT	.25	RURAL	231739	SqFt	0.25000	100		57,935
		5.32	Total Acres				Total Est. Land Value =	57,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	542	0	0
D/W/P: Crushed Rock	1.96	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1011 SF Floor Area = 1516 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,011		
			Total:	183,281	119,144

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	126	2,956	1,921
WCP (1 Story)	219	7,341	4,772
WPP	72	2,222	1,444
WPP	47	1,740	1,131

Garages

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

Base Cost	576	21,462	13,950
Door Opener	1	473	307

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

Basement Garage: 2 Car	1	3,142	2,042
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
Dishwasher	1	674	438

Fireplaces

Prefab 2 Story	1	2,742	1,782
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Totals: 243,904 158,547

Notes:

ECF (4031 RURAL) 1.200 => TCV: 190,256

2022 Est. T.C.V. 006-030-006-90

= 253,191

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Valuation Report

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Parcel Number: 45-006-030-006-90

Page: 2

Est. TCV/Total Floor Area = 167.01, Most recent sale 12/16/2005 for 239,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,400	133,400	133,400	128,923	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	0	-2,323	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,600	126,600	126,600	133,177	126,600	126,600	

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Valuation Report

DB: 2022Ga

45-006-030-006-92	2022 Est. T.C.V.	NOYES SUSAN M
Property Class: 401		3950 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WOODED LOT .25 RURAL		2400	16 SqFt	0.25	000	100		60,004
	5.51	Total Acres			Total Est.	Land Value =		60,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1550 SF Floor Area = 1993 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,550		
1 Story	Siding	Overhang	443		
		Total:		303,534	242,827

Other Additions/Adjustments

Recreation Room	1386	32,765	26,212
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Deck

Treated Wood	482	6,762	5,410
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Garages

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

Base Cost	783	40,739	32,591
Common Wall: 1/2 Wall	1	-1,348	-1,078
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
Direct-Vented Gas	1	3,805	3,044

Breezeways

Frame Wall	168	13,489	10,791
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Totals: 433,156 346,525

Notes:

ECF (4031 RURAL) 1.200 => TCv: 415,830

Parcel Number: 45-006-030-006-92

Page: 2

2022	Est. T.C.V.	006-030-006-92	=	480,834		
Est. TCV/Total Floor Area = 241.26, Most recent sale 10/18/2019 for 465,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	241,900	241,900	241,900	227,136	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	7,495	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	240,400	240,400	240,400	234,631	234,631	0

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Valuation Report

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45-006-030-006-95	2022 Est. T.C.V.	LESPERANCE JOHN A & CAROL J
Property Class: 401		3841 W CHENEY RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
260 Actual Front Feet, 3.00 Total Acres							Total Est. Land Value =	55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	2500	0	0
Wood Frame	32.70	96	50	1,569

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,069

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	803		
1 Story	Siding	Basement	513		
		Total:		290,569	188,870

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CCP (2 Story)	126	4,717	3,066
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Deck

Treated Wood	144	3,059	1,988
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Garages

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

Base Cost	576	25,488	16,567
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
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Totals: 353,283 229,633

Notes:

ECF (4031 RURAL) 1.200 => TCV: 275,560

2022 Est. T.C.V. 006-030-006-95 = 334,629

Est. TCV/Total Floor Area = 157.92, Most recent sale 02/16/1995 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
169,500	169,500	169,500	106,641	3.30

Parcel Number: 45-006-030-006-95

Page: 2

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	3,519	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	167,300	167,300	167,300	110,160	110,160	110,160

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45-006-030-007-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

		* Factors *		IRREG SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 PRT OF>80A\$5000		2.08 Acres		5000	100	10,375
		2.08 Total Acres			Total Est. Land Value =	10,375

2022 Est. T.C.V. 006-030-007-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-030-007-11	2022 Est. T.C.V.	EICHSTADT JOHN L II & JUDITH A
Property Class: 402		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 .30			6273 SqFt	0.30000	100		SHAPE	1,882
		0.14	Total Acres				Total Est. Land Value =	1,882

2022 Est. T.C.V. 006-030-007-11	=	1,882
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Est. TCV/Total Floor Area = 0.89, Most recent sale 11/25/1995 for 600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
900	900	900	378	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	12	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
900	900	900	390	390	0

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Valuation Report

DB: 2022Ga

45-006-030-007-15	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	130.00	225.00	1.0000	0.0000	750	100*		0
ACREAGE TABLE 4031			0.671 Acres		24,000	100		16,104
* denotes lines that do not contribute to the total acreage calculation.								
130 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value = 16,104

2022 Est. T.C.V. 006-030-007-15					=	0
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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DB: 2022Ga

45-006-030-007-20	2022 Est. T.C.V.	NICHOLS TIMOTHY J & SUZANNE L
Property Class: 401		6443 S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SECTION 30 .40		162914	SqFt	0.40000	100	65,166
	3.74	Total Acres			Total Est. Land Value =	65,166

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	35.77	80 50	1,431
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =			8,931

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water
Ground Area = 1199 SF Floor Area = 2098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,199		
Total:			278,743	181,182	

Other Additions/Adjustments

Recreation Room	1212	28,652	18,624
Basement, Outside Entrance, Below Grade	1	3,109	2,021

Plumbing

Average Fixture(s)	1	1,880	1,222
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	254	10,447	6,791
WPP	754	13,353	8,679

Built-Ins

Appliance Allow.	1	3,439	2,235
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Totals: 353,863 230,010

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 345,015

2022 Est. T.C.V. 006-030-007-20 = 419,112

Est. TCV/Total Floor Area = 199.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,700	176,700	176,700	162,830	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,900	0	0	5,373	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,600	209,600	209,600	168,203	168,203	168,203

DB: 2022Ga

45-006-030-007-31	2022 Est. T.C.V.	JONES MELISSA
Property Class: 401		6447 S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30	.15	178596	SqFt	0.15000	100			26,789
		4.10	Total Acres		Total Est.		Land Value =	26,789

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements	True	Cash Value =		5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1982

(11) Heating System: Forced Hot Water
Ground Area = 359 SF Floor Area = 359 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	359		
			Total:	50,381	32,748

Other Additions/Adjustments

Recreation Room	359	5,755	2,877
Basement, Outside Entrance, Below Grade	1	1,869	1,215

Plumbing

Average Fixture(s)	1	1,064	692
3 Fixture Bath	1	3,340	2,171

Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches

WPP	586	7,477	4,860
WPP	42	1,509	981

Deck

Treated Wood	42	1,385	900
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Wood Stove	1	1,859	1,208
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Totals:	85,129	54,470
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Notes: GEODESIC HOUSE 10 SIDES

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 81,705

2022 Est. T.C.V. 006-030-007-31 = 113,494

Est. TCV/Total Floor Area = 316.14

2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	48,400		48,400	48,400	48,400	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		8,300	0	0	1,597	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-030-007-31

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56,700	56,700	56,700	49,997	49,997	49,997
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45-006-030-007-35	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
090 EXEMPT PARK			0.66 Acres		5000 100	3,300
		0.66	Total Acres		Total Est. Land Value =	3,300

2022 Est. T.C.V. 006-030-007-35 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-030-007-40	2022 Est. T.C.V.	WARD ROBERT R & COURTENAY F
Property Class: 402		S MILLER HILL RD
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

		* Factors *		SHARED DRIVE, 33' EASEMEN	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
SECTION 30 .15		152460	SqFt	0.15000	100
		3.50	Total Acres		Total Est. Land Value =
					22,869

2022 Est. T.C.V. 006-030-007-40 = 22,869

Est. TCV/Total Floor Area = 63.70, Most recent sale 09/22/2016 for 25,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,400	11,400	11,400	11,400	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	11,776	11,400	0

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Valuation Report

DB: 2022Ga

45-006-030-008-02	2022 Est. T.C.V.	GIESLER MARY M TRUST ET AL
Property Class: 401		6891 S DUNNS FARM RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 .15		1306800	SqFt	0.15000	100			196,020
	30.00	Total Acres			Total Est.		Land Value =	196,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.14	192	50	1,645
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements	True Cash Value =			4,145

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1942 SF Floor Area = 1942 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,784		
1 Story	Siding	Crawl Space	158		
		Total:		303,897	258,311

Other Additions/Adjustments

Recreation Room	1784	42,174	21,087
Basement, Outside Entrance, Below Grade	2	6,218	5,285

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 200 Feet	1	10,138	8,617

Porches

CCP (1 Story)	72	2,314	1,967
WSEP (1 Story)	140	8,638	7,342
WPP	278	5,585	4,747

Garages

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

Base Cost	616	34,434	29,269
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 2 Story	1	8,947	7,605
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Breezeways

Frame Wall	168	13,489	11,466
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Parcel Number: 45-006-030-008-02

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Totals: 463,297 379,490

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 569,235

Ag. Bld 1 2002, 4 Wall Equipment Shop, Quon. Class:S Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	19.98	900	17,982

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Depr. Cost = 12,587
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.010 => TCV of Bldg: 1 = 12,713

Total Estimated True Cash Value of Agricultural Buildings = 12,713

2022 Est. T.C.V. 006-030-008-02 = 782,113

Est. TCV/Total Floor Area = 402.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
332,500	332,500	332,500	321,665	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	58,600	0	0	10,614	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
391,100	391,100	391,100	332,279	332,279	332,279

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Valuation Report

DB: 2022Ga

45-006-030-008-11	2022 Est. T.C.V.	JD LEELANAU LLC
Property Class: 402		S DUNNS FARM RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
SECTION 30 .15		554083	SqFt	0.15000	100	83,112
		12.72	Total Acres		Total Est. Land Value =	83,112

2022 Est. T.C.V. 006-030-008-11 = 83,112

Est. TCV/Total Floor Area = 42.80, Most recent sale 06/30/2020 for 64,687

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,600	41,600	41,600	41,600	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,600	41,600	41,600	42,972	41,600	0

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Valuation Report

DB: 2022Ga

45-006-030-008-12	2022 Est. T.C.V.	LEWIS DONALD J
Property Class: 402		S DUNNS FARM RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
SECTION 30 .15			59677 SqFt	0.15000	100	
		1.37	Total Acres		Total Est. Land Value =	
						Value
						8,952
						8,952

2022 Est. T.C.V. 006-030-008-12	=	8,952
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Est. TCV/Total Floor Area = 4.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	4,648	4,500	4,500	

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Valuation Report

DB: 2022Ga

45-006-030-008-15	2022 Est. T.C.V.	CHILDS KURT & LUBA MELNYCZUK
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	209.792258.15	1.0000	0.0000		200	100*		0
SECTION 30 1.0		130680	SqFt	1.00000	100	3A ZONING		130,680
SECTION 30 .06		304920	SqFt	0.06000	100	>3A SURPLUS & ACCESS		18,295
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 10.00 Total Acres								Total Est. Land Value = 148,975

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	13.16	600	50	3,948
Total Estimated Land Improvements True Cash Value =				3,948

2022 Est. T.C.V. 006-030-008-15 = 152,923

Est. TCV/Total Floor Area = 78.75, Most recent sale 09/09/2013 for 148,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,300	76,300	76,300	59,403	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	1,960	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,500	76,500	76,500	61,363	61,363	61,363	

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Valuation Report

DB: 2022Ga

45-006-030-008-25	2022 Est. T.C.V.	SCHWARTZ JACKIE & MICHAEL TRUST
Property Class: 401		6905 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 .40		67736	SqFt	0.40000	100			27,094
SECTION 30 0 ROW		67736	SqFt	0.00000	100			0
		3.11	Total Acres				Total Est. Land Value =	27,094

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
			Total Estimated Land Improvements True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1624 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,008		
1 Story	Siding	Overhang	112		
		Total:		235,016	164,509

Other Additions/Adjustments

Recreation Room	1017	24,042	16,829
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Basement, Outside Entrance, Above Grade	1	2,066	1,446
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Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
2 Fixture Bath	1	3,960	2,772

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

WCP (1 Story)	48	3,282	2,297
WPP	48	2,169	1,518
WPP	768	13,601	9,521

Deck

Treated Wood	336	5,339	3,737
Treated Wood	236	4,246	2,972

Garages

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

Base Cost	780	40,630	28,441
Storage Over Garage	780	12,129	8,490
Door Opener	2	1,182	827

Totals: 365,733 256,009

Notes:

ECF (4031 RURAL) 1.200 => TCV: 307,211

2022 Est. T.C.V. 006-030-008-25

= 339,305

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Est. TCV/Total Floor Area = 208.93, Most recent sale 10/29/2008 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,700	179,700	179,700	162,222	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	0	5,353	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,700	169,700	169,700	167,575	167,575	0	

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Valuation Report

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45-006-030-008-28	2022 Est. T.C.V.	WAASO KIMBERLY M & GREGORY A
Property Class: 402		S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	164.00	807.45	1.0000	0.0000	200	100*		0
SECTION 30 .40			66211 SqFt	0.40000	100		ROAD ROW "S" THROUGH PROPERTY	26,484
SECTION 30 0 ROW			66211 SqFt	0.00000	100		ROAD ROW	0
* denotes lines that do not contribute to the total acreage calculation.								
164 Actual Front Feet, 3.04 Total Acres								Total Est. Land Value = 26,484

2022 Est. T.C.V. 006-030-008-28 = 26,484

Est. TCV/Total Floor Area = 16.31, Most recent sale 12/01/2021 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	3,300	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	10,226	13,200	0	

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DB: 2022Ga

45-006-030-008-30	2022 Est. T.C.V.	WARREN NORMAN BRUCE & ANDREA R
Property Class: 401		3661 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	181.042454	22	1.0000	0.0000	200	100*		0
SECTION 30 1.0		130680	SqFt	1.00000	100	3A ZONING		130,680
SECTION 30 .06		313632	SqFt	0.06000	100	>3A SURPLUS		18,818
* denotes lines that do not contribute to the total acreage calculation.								
181 Actual Front Feet, 10.20 Total Acres								Total Est. Land Value = 149,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.93	100	50	1,596
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,096

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 2170 SF Floor Area = 2532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,318		
1 Story	Siding	Crawl Space	852		
1 Story	Siding	Overhang	32		
Total:				357,133	232,135

Other Additions/Adjustments

Recreation Room	838	19,810	9,905
Basement, Outside Entrance, Below Grade	1	3,109	2,021

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	32	1,623	1,055
WPP	144	4,064	2,642
WPP	160	4,360	2,834

Garages

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

Door Opener	1	591	384
Base Cost	1200	53,196	34,577

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

Basement Garage: 2 Car	1	3,542	2,302
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
Security System	1	6,838	4,445

Fireplaces

Exterior 1 Story	1	7,378	4,796
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Totals: 489,656 315,303

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 472,955

2022 Est. T.C.V. 006-030-008-30 = 631,549

Est. TCV/Total Floor Area = 249.43, Most recent sale 12/21/2009 for 670,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,400	281,400	281,400	281,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,400	0	0	9,286	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,800	315,800	315,800	290,686	290,686	290,686	

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Valuation Report

DB: 2022Ga

45-006-030-008-35	2022 Est. T.C.V.	TIMONER SUSAN L & DAVID A
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100	130,680
SECTION 30 .06		322344	SqFt	0.06000	100	19,341
	10.40	Total Acres			Total Est. Land Value =	150,021

2022 Est. T.C.V. 006-030-008-35 = 150,021
Est. TCV/Total Floor Area = 59.25, Most recent sale 10/04/2019 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,000	75,000	75,000	75,000	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	77,475	75,000	0	

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45-006-030-008-40	2022 Est. T.C.V.	ALM WILLIAM P & KIMBERLY S
Property Class: 401		3673 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100			130,680
SECTION 30 .06		304920	SqFt	0.06000	100			18,295
	10.00	Total Acres			Total Est.		Land Value =	148,975

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements			True Cash Value =	1,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1936 SF Floor Area = 1936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Wood Bsmnt.	1,279		
1 Story	Siding	Crawl Space	657		
		Total:		289,313	254,596

Other Additions/Adjustments

Basement Living Area	1260	58,414	51,404
Basement, Outside Entrance, Below Grade	1	3,109	2,736

Plumbing

Average Fixture(s)	1	1,880	1,654
3 Fixture Bath	2	11,822	10,403
2 Fixture Bath	1	3,960	3,485
Separate Shower	1	2,394	2,107

Water/Sewer

2000 Gal Septic	1	9,576	8,427
Water Well, 100 Feet	1	5,403	4,755

Porches

WCP (1 Story)	200	9,026	7,943
WCP (1 Story)	344	12,965	11,409
WPP	175	4,610	4,057
WCP (1 Story)	43	3,038	2,673

Garages

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

Base Cost	648	35,711	31,426
Storage Over Garage	320	4,976	4,379
Door Opener	2	1,182	1,040

Built-Ins

Appliance Allow.	1	3,439	3,026
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Fireplaces

Interior 2 Story	1	7,349	6,467
Exterior 1 Story	1	7,378	6,493

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Parcel Number: 45-006-030-008-40

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Totals: 478,545 421,480

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 632,220
90% Completed => Est. True Cash Value 2022 = 568,998

2022 Est. T.C.V. 006-030-008-40 = 719,473

Est. TCV/Total Floor Area = 371.63, Most recent sale 07/20/2016 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
199,200	199,200	199,200	199,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
128,700	31,800	0	128,700	6,573	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
359,700	359,700	359,700	334,473	334,473	0

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Valuation Report

DB: 2022Ga

45-006-030-008-46	2022 Est. T.C.V.	MOYAD MARK & MIA
Property Class: 401		3705 W CHENEY WOODS TRL
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100			130,680
SECTION 30 .06		104544	SqFt	0.06000	100			6,273
	5.40	Total Acres			Total Est.		Land Value =	136,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5000	0	0
D/W/P: Crushed Rock	2.15	1800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
	Total Estimated Land Improvements	True	Cash Value =	7,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1696 SF Floor Area = 2752 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
1.25 Story	Siding	Basement	576		
1 Story	Siding	Overhang	16		
2 Story	Siding	Overhang	168		
		Total:		333,364	266,691

Other Additions/Adjustments

Basement Living Area	441	20,445	16,356
Exterior			
Brick Veneer	288	5,106	4,085
Basement, Outside Entrance, Below Grade	2	6,218	4,974

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	40	1,375	1,100
WPP	584	10,874	8,699

Garages

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

Basement Garage: 2 Car	1	3,542	2,834
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
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Valuation Report

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Totals: 410,748 328,599

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 492,899

2022 Est. T.C.V. 006-030-008-46	=	637,352			
Est. TCV/Total Floor Area = 231.60, Most recent sale 06/08/2021 for 700,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
271,200	271,200	271,200	143,459	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,500	0	0	175,241	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
318,700	318,700	318,700	148,193	318,700	318,700

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Valuation Report

DB: 2022Ga

45-006-030-008-47	2022 Est. T.C.V.	BAER KRISTEN
Property Class: 402		W CHENEY WOODS TRL
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 30 .15			174240 SqFt	0.15000	100	26,136
		4.00	Total Acres		Total Est. Land Value =	26,136

2022 Est. T.C.V. 006-030-008-47	=	26,136
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Est. TCV/Total Floor Area = 9.50

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	13,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	13,532	13,100	0	

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Valuation Report

DB: 2022Ga

45-006-030-008-50	2022 Est. T.C.V.	CUTLER BARRY F & RENIE E
Property Class: 401		3603 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0			130680 SqFt	1.00000	100	3A	ZONING	130,680
SECTION 30 .06			392040 SqFt	0.06000	100			23,522
		12.00	Total Acres				Total Est. Land Value =	154,202

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.83	108	0	0
D/W/P: Asphalt Paving	3.77	8000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 2644 SF Floor Area = 5288 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,644		
Total:				1,108,625	831,467

Other Additions/Adjustments

Recreation Room	1322	40,625	30,469
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Plumbing

Average Fixture(s)	1	3,547	2,660
3 Fixture Bath	3	33,516	25,137
2 Fixture Bath	1	7,448	5,586

Water/Sewer

1000 Gal Septic	1	5,822	4,366
Water Well, 100 Feet	1	6,013	4,510

Porches

CCP (1 Story)	270	12,882	9,661
CCP (1 Story)	260	12,449	9,337

Deck

Treated Wood	432	6,921	5,191
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Garages

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

Base Cost	984	73,731	55,298
Common Wall: 1 Wall	1	-3,702	-2,776
Door Opener	3	2,234	1,675

Built-Ins

Appliance Allow.	1	8,366	6,274
Dishwasher	1	1,534	1,150
Garbage Disposal	1	447	335
Oven	1	2,667	2,000
Standard Range	1	1,981	1,486

Fireplaces

Interior 2 Story	2	18,823	14,117
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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-030-008-50

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Totals: 1,343,929 1,007,943

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 1,511,915

2022 Est. T.C.V. 006-030-008-50 = 1,686,117

Est. TCV/Total Floor Area = 318.86, Most recent sale 11/28/1994 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
728,600	728,600	728,600	625,555	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	114,500	0	0	20,643	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
843,100	843,100	843,100	646,198	646,198	646,198	

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Valuation Report

DB: 2022Ga

45-006-030-008-55	2022 Est. T.C.V.	BETZIG SUSAN ESCOTT
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .8			135907 SqFt	0.80000	100		108,726
		3.12	Total Acres			Total Est. Land Value =	108,726

2022 Est. T.C.V. 006-030-008-55 = 108,726

Est. TCV/Total Floor Area = 20.56, Most recent sale 10/19/2018 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,400	54,400	54,400	54,400	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,400	54,400	54,400	56,195	54,400	54,400

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Valuation Report

DB: 2022Ga

45-006-030-008-60	2022 Est. T.C.V.	BETZIG SUSAN ESCOTT
Property Class: 401		3581 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100			130,680
SECTION 30 .06		176462	SqFt	0.06000	100			10,588
		7.05	Total Acres				Total Est. Land Value =	141,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	2500	0	0
D/W/P: 4in Concrete	7.05	500	0	0
D/W/P: Asphalt Paving	3.12	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 2368 SF Floor Area = 2368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,368		
			Total:	373,016	369,286

Other Additions/Adjustments

Basement Living Area	2368	109,780	108,682
Basement, Outside Entrance, Above Grade	1	2,066	2,045

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	2	11,822	11,704
2 Fixture Bath	1	3,960	3,920

Water/Sewer

1000 Gal Septic	1	4,877	4,828
Water Well, 100 Feet	1	5,403	5,349

Porches

WPP	280	5,592	5,536
CCP (1 Story)	154	4,655	4,608

Garages

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

Base Cost	975	40,560	40,154
Common Wall: 1 Wall	1	-2,697	-2,670
Door Opener	2	1,182	1,170

Built-Ins

Appliance Allow.	1	3,439	3,405
Sauna	1	8,952	8,862

Fireplaces

Prefab 1 Story	1	3,172	3,140
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Totals: 577,659 571,880

Notes:

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Valuation Report

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 857,820

2022 Est. T.C.V. 006-030-008-60 = 1,006,588

Est. TCV/Total Floor Area = 425.08, Most recent sale 10/19/2018 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,600	222,600	222,600	222,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
241,700	39,000	0	241,700	7,345	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
503,300	503,300	503,300	471,645	471,645	471,645	

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Valuation Report

DB: 2022Ga

45-006-030-008-65	2022 Est. T.C.V.	SMITH DAVID & CAROL A
Property Class: 401		6801 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000				120000	100		120,000
SECTION 30		130680 SqFt	0.00000		100			0
	3.00	Total Acres			Total Est. Land Value =			120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1600	0	0
D/W/P: 4in Ren. Conc.	7.08	144	0	0
D/W/P: 4in Ren. Conc.	7.08	220	0	0
Wood Frame	21.24	211	50	2,241
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements	True Cash Value =			3,741

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1786 SF Floor Area = 1786 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,786		
			Total:	202,071	151,562

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

CPP	124	2,112	1,584
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Deck

Treated Wood	238	4,020	3,015
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Garages

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

Base Cost	528	24,314	18,235
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 255,210 192,016

Notes:

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 288,024

2022 Est. T.C.V. 006-030-008-65 = 411,765

Est. TCV/Total Floor Area = 230.55, Most recent sale 06/29/2018 for 359,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,000	184,000	184,000	184,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,900	0	0	6,072	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
205,900	205,900	205,900	190,072	190,072	0	

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Valuation Report

DB: 2022Ga

45-006-030-008-70	2022 Est. T.C.V.	RKCM PROPERTIES LLC
Property Class: 401		3625 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100	3A	ZONING	130,680
SECTION 30 .06		531432	SqFt	0.06000	100			31,886
	15.20	Total Acres					Total Est. Land Value =	162,566

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements			True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1784 SF Floor Area = 2230 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	772		
1.25 Story	Siding	Basement	1,012		
		Total:		322,924	248,651

Other Additions/Adjustments

Basement Living Area	200	9,272	7,139
Exterior			
Stone Veneer	90	3,632	2,797
Basement, Outside Entrance, Below Grade	1	3,109	2,394

Plumbing

Average Fixture(s)	1	1,880	1,448
3 Fixture Bath	1	5,911	4,551
2 Fixture Bath	1	3,960	3,049

Water/Sewer

1000 Gal Septic	1	4,877	3,755
Water Well, 100 Feet	1	5,403	4,160

Porches

CCP (1 Story)	40	1,375	1,059
WPP	784	13,885	10,691

Garages

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

Basement Garage: 3 Car	1	4,805	3,700
Door Opener	3	1,773	1,365

Built-Ins

Appliance Allow.	1	3,439	2,648
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Fireplaces

Interior 1 Story	1	5,984	4,608
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Totals: 392,229 302,015

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 453,023

Parcel Number: 45-006-030-008-70

Page: 2

2022	Est. T.C.V.	006-030-008-70	=	620,589		
Est. TCV/Total Floor Area = 278.29, Most recent sale 04/29/2019 for 550,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	271,000	271,000	271,000	271,000	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,300	0	0	8,943	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,300	310,300	310,300	279,943	279,943	0

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Valuation Report

DB: 2022Ga

45-006-030-008-75	2022 Est. T.C.V.	BETZIG SUSAN ESCOTT
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .06		130680	SqFt	0.06000	100		7,841
		3.00	Total Acres			Total Est. Land Value =	7,841

2022 Est. T.C.V. 006-030-008-75 = 7,841

Est. TCV/Total Floor Area = 3.52, Most recent sale 10/19/2018 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,900	3,900	3,900	3,900	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	4,028	3,900	3,900

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Valuation Report

DB: 2022Ga

45-006-030-008-80	2022 Est. T.C.V.	ALM FAMILY TRUST
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 30 1.0		130680	SqFt	1.00000	100	130,680
SECTION 30 .06		361548	SqFt	0.06000	100	21,693
		11.30	Total Acres		Total Est. Land Value =	152,373

2022 Est. T.C.V. 006-030-008-80 = 152,373
Est. TCV/Total Floor Area = 68.33, Most recent sale 11/01/2017 for 200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,200	76,200	76,200	76,200	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,200	76,200	76,200	78,714	76,200	0	

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Valuation Report

DB: 2022Ga

45-006-030-008-85	2022 Est. T.C.V.	ALLEN THOMAS & CHERYL
Property Class: 401		3566 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
224 Actual Front Feet, 3.06 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.51	176	0	0
Wood Frame	21.41	198	50	2,119

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,619

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,152		
			Total:	189,797	161,316

Other Additions/Adjustments

Recreation Room	1165	19,490	9,745
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 150 Feet	1	7,436	6,321

Porches

WCP (1 Story)	310	8,789	7,471
WPP	705	9,666	8,216

Garages

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

Base Cost	466	22,293	18,949
Door Opener	2	946	804
No Concrete Floor	466	-2,680	-2,278

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	2	5,229	4,445
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Totals: 275,081 226,987

Notes:

ECF (4031 RURAL) 1.200 => TCV: 272,384

2022 Est. T.C.V. 006-030-008-85 = 332,003

Est. TCV/Total Floor Area = 230.56, Most recent sale 06/24/2003 for 68,000

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Valuation Report

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Parcel Number: 45-006-030-008-85

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	154,300		154,300	154,300	141,251	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,700	0	0	4,661	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	166,000		166,000	166,000	145,912	145,912	145,912

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Valuation Report

DB: 2022Ga

45-006-030-008-90	2022 Est. T.C.V.	CUNDIFF MARK & JENNIFER
Property Class: 401		3630 W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
352 Actual Front Feet, 4.01 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	4000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2089 SF Floor Area = 3144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,089		
1 Story	Siding	Overhang	10		
		Total:		404,719	344,011

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	252	10,403	8,843
WCP (1 Story)	153	7,437	6,321
WPP	79	2,891	2,457
WCP (1 Story)	56	3,678	3,126

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
Wood Stove	1	3,195	2,716

Totals: 467,661 397,510

Notes:

ECF (4031 RURAL) 1.200 => TCV: 477,012

2022 Est. T.C.V. 006-030-008-90 = 539,512

Est. TCV/Total Floor Area = 171.60, Most recent sale 06/20/2005 for 67,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
262,800	262,800	262,800	215,998	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	7,127	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-030-008-90			Page: 2		
269,800	269,800	269,800	223,125	223,125	223,125

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Valuation Report

DB: 2022Ga

45-006-030-008-95	2022 Est. T.C.V.	BETZIG SUSAN ESCOTT
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .40			130680 SqFt	0.40000	100		52,272
		3.00	Total Acres			Total Est. Land Value =	52,272

2022 Est. T.C.V. 006-030-008-95 = 52,272

Est. TCV/Total Floor Area = 16.63, Most recent sale 10/19/2018 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
19,600	19,600	19,600	19,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,500	0	0	646	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	20,246	20,246	20,246

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Valuation Report

DB: 2022Ga

45-006-030-009-00	2022 Est. T.C.V.	THOMPSON DAVID G & REBECCA V
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 30 .40			130680 SqFt	0.40000	100	52,272
		3.00	Total Acres		Total Est. Land Value =	52,272

2022 Est. T.C.V. 006-030-009-00 = 52,272

Est. TCV/Total Floor Area = 16.63, Most recent sale 01/22/2013 for 49,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,600	19,600	19,600	19,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	646	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	20,246	20,246	0

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Valuation Report

DB: 2022Ga

45-006-030-009-10	2022 Est. T.C.V.	THOMPSON DAVID G & REBECCA V
Property Class: 402		W CHENEY WOODS TRL
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 30 .40			130680 SqFt	0.40000	100	52,272
		3.00	Total Acres		Total Est. Land Value =	52,272

2022 Est. T.C.V. 006-030-009-10 = 52,272

Est. TCV/Total Floor Area = 16.63, Most recent sale 10/22/2007 for 46,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
19,600	19,600	19,600	19,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,500	0	0	646	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	20,246	20,246	0

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Valuation Report

DB: 2022Ga

45-006-030-010-00	2022 Est. T.C.V.	HOLLENBECK WILLIAM R &
Property Class: 401		6856 S WHEELER RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
272 Actual Front Feet, 3.50 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3500	0	0
Wood Frame	31.00	120	50	1,860
Wood Frame	35.77	80	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,291

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 1902 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	936		
1 Story	Siding	Overhang	30		
		Total:		262,646	183,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
2 Fixture Bath	1	3,960	2,772

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

WCP (1 Story)	150	7,325	5,127
WCP (1 Story)	42	2,986	2,090
WPP	384	7,188	5,032

Garages

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

Base Cost	768	31,181	21,827
Door Opener	1	591	414

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Exterior 2 Story	1	8,947	6,263
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Deck

Treated Wood	15	627	439
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Totals: 346,961 242,873

Notes:

ECF (4031 RURAL) 1.200 => TCv: 291,448

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2022	Est. T.C.V.	006-030-010-00		=	354,739	
Est. TCV/Total Floor Area = 186.51						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	179,300	179,300	179,300	110,112	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	3,633	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,400	177,400	177,400	113,745	113,745	113,745

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DB: 2022Ga

45-006-030-010-10	2022 Est. T.C.V.	TOMPKINS SCOTT & MARY
Property Class: 401		3133 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4030N NON VIEW	405.00	0.00	0.4969	0.0000	400	100		0
WOODED LOT .25 RURAL		227209	SqFt	0.25000	100			56,802
405 Actual Front Feet,	5.22	Total Acres			Total Est. Land Value =			56,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1587	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1011 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,011		
			Total:	174,972	113,729

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	280	4,472	2,907
Treated Wood	32	1,215	790

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	17,748	11,536
Class: C Exterior: Pole (Unfinished)			
Base Cost	264	8,641	5,617

Built-Ins

Appliance Allow.	1	2,394	1,556
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Carports

Aluminum	404	5,090	3,308
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Totals: 229,063 148,888

Notes:

ECF (4031 RURAL) 1.200 => TCV: 178,666

2022 Est. T.C.V. 006-030-010-10 = 236,968

Est. TCV/Total Floor Area = 156.31, Most recent sale 09/30/1998 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	118,000	118,000	87,088	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	2,873	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,500	118,500	118,500	89,961	89,961	89,961

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Valuation Report

DB: 2022Ga

45-006-030-010-20	2022 Est. T.C.V.	BAARSTAD DAVID L & KATHLEEN A
Property Class: 401		3177 W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> 3A SITE					55000	100		55,000
310 Actual Front Feet, 3.99 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	840	0	0
D/W/P: 3.5 Concrete	5.70	84	0	0
D/W/P: 3.5 Concrete	5.70	24	0	0
D/W/P: 3.5 Concrete	5.70	90	0	0
Wood Frame	24.95	100	50	1,247

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,747

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 2015 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Overhang	1008		
1 Story	Siding	Overhang	143		
		Total:		202,884	131,874

Other Additions/Adjustments

Recreation Room	864	14,455	9,396
Exterior			
Brick Veneer	144	2,141	1,392
Basement, Outside Entrance, Below Grade	1	2,215	1,440
Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 200 Feet	1	9,295	6,042
Porches			
WPP	28	1,284	835
WPP	66	2,123	1,380
WPP	93	2,446	1,590
WPP	50	1,782	1,158

Garages

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

Base Cost	1008	32,196	20,927
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 1 Story	1	2,242	1,457
Wood Stove	1	2,208	1,435

Totals: 285,320 185,457

Notes: WALK OUT BASEMENT

ECF (4031 RURAL) 1.200 => TCV: 222,548

2022 Est. T.C.V. 006-030-010-20 = 280,295

Est. TCV/Total Floor Area = 139.10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,000	132,000	132,000	117,549	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	3,879	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,100	140,100	140,100	121,428	121,428	121,428	

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DB: 2022Ga

45-006-030-010-30	2022 Est. T.C.V.	HOLLENBECK WILLIAM R & CYNTHIA
Property Class: 402		W CHENEY RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					* Factors *		POWER LINE ROW	
<Site Value A> 3A SITE					55000	100		55,000
331 Actual Front Feet, 4.26 Total Acres					Total Est. Land Value =			55,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.68	42	50	560
Total Estimated Land Improvements True Cash Value =				560

2022 Est. T.C.V. 006-030-010-30 = 55,560

Est. TCV/Total Floor Area = 27.57, Most recent sale 03/06/1997 for 25,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,300	20,300	20,300	16,493	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	544	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,800	27,800	27,800	17,037	17,037	17,037

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45-006-030-011-00	2022 Est. T.C.V.	DANIELS JASON L & ANGELA M
Property Class: 402		S WHEELER RD
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 6500			40.00 Acres		6500 100	260,000
		40.00	Total Acres		Total Est. Land Value =	260,000

2022 Est. T.C.V. 006-030-011-00 = 260,000

Est. TCV/Total Floor Area = 129.03, Most recent sale 11/29/2015 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,000	150,000	150,000	33,761	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	1,114	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,000	130,000	130,000	34,875	34,875	0

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DB: 2022Ga

45-006-030-012-00	2022 Est. T.C.V.	ASHMUN ROBERT
Property Class: 401		6865 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 30 .40			135472 SqFt	0.40000	100		DRAINAGE EASEME	54,189
		3.11	Total Acres				Total Est. Land Value =	54,189

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 2016

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1251 SF Floor Area = 1682 SF.
Phy./Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	862		
1 Story	Siding	Basement	389		
			Total:	197,067	187,215

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	4,208
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Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	1	4,020	3,819

Water/Sewer

1000 Gal Septic	1	4,209	3,999
Water Well, 100 Feet	1	5,025	4,774

Porches

WPP	133	3,072	2,918
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Deck

Treated Wood	174	3,266	3,103
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Garages

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

Basement Garage: 2 Car	1	3,142	2,985
Door Opener	1	473	449

Built-Ins

Appliance Allow.	1	2,394	2,274
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals: 228,376 216,958

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 325,437

2022 Est. T.C.V. 006-030-012-00 = 379,626

Est. TCV/Total Floor Area = 225.70, Most recent sale 01/29/2014 for 35,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,200	155,200	155,200	127,614	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,600	0	0	4,211	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,800	189,800	189,800	131,825	131,825	131,825	

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Valuation Report

DB: 2022Ga

45-006-030-012-10	2022 Est. T.C.V.	BOHMER LYNN ANN REVOCABLE TRUST
Property Class: 401		6839 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000				120000	100		120,000
SECTION 30	186001	SqFt	0.00000		100			0
	4.27	Total Acres					Total Est. Land Value =	120,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1560 SF Floor Area = 3120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,560		
			Total:	404,541	339,814

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,579
3 Fixture Bath	1	5,911	4,965

Water/Sewer

1000 Gal Septic	1	4,877	4,097
Water Well, 100 Feet	1	5,403	4,539

Porches

WCP (1 Story)	84	4,814	4,044
WSEP (1 Story)	160	9,574	8,042

Deck

Treated Wood	66	1,885	1,583
Treated Wood	66	1,885	1,583
Treated Wood	960	11,434	9,605

Garages

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

Base Cost	576	30,545	25,658
Common Wall: 1 Wall	1	-2,294	-1,927
Door Opener	1	591	496

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Interior 2 Story	1	7,349	6,173
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Totals: 491,834 413,140

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 619,710

2022 Est. T.C.V. 006-030-012-10 = 739,710

Est. TCV/Total Floor Area = 237.09, Most recent sale 08/31/2005 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
324,100	324,100	324,100	305,779	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,800	0	0	10,090	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
369,900	369,900	369,900	315,869	315,869	315,869	

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Valuation Report

DB: 2022Ga

45-006-030-012-20	2022 Est. T.C.V.	BURTON DAVID J & DIANE P
Property Class: 401		6820 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000			120000	100			120,000
SECTION 30	133294	SqFt	0.00000		100			0
205 Actual Front Feet, 3.06 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3420	0	0
D/W/P: Flagstone/Sand	18.18	80	0	0
D/W/P: Flagstone/Sand	18.18	24	0	0
D/W/P: Flagstone/Sand	18.18	272	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	97	9,700
Total Estimated Land Improvements			True Cash Value =	9,700

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = 2497 SF Floor Area = 2497 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,497		
			Total:	326,351	306,789

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	4,164
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Plumbing

Average Fixture(s)	1	1,277	1,200
2 Fixture Bath	1	2,690	2,529

Water/Sewer

2000 Gal Septic	1	8,364	7,862
Water Well, 200 Feet	1	9,295	8,737

Porches

WCP (1 Story)	614	17,284	16,247
WCP (1 Story)	272	8,198	7,706
CCP (1 Story)	221	4,959	4,661
WPP	96	2,461	2,313

Garages

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

Common Wall: 1 Wall	1	-2,324	-2,185
Door Opener	2	946	889
Base Cost	1083	40,526	38,094

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

Common Wall: 1 Wall	1	-2,324	-2,185
Door Opener	1	473	445
Base Cost	1083	40,526	38,094

Built-Ins

Appliance Allow.	1	2,394	2,250
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Fireplaces

Interior 1 Story	1	4,619	4,342
2nd on Same Stack	1	3,776	3,549

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Totals: 473,921 445,501

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 668,252

2022 Est. T.C.V. 006-030-012-20 = 797,952

Est. TCV/Total Floor Area = 319.56, Most recent sale 07/05/2011 for 134,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
342,000	342,000	342,000	336,293	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	57,000	0	0	11,097	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
399,000	399,000	399,000	347,390	347,390	347,390	

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45-006-030-012-30	2022 Est. T.C.V.	SORG DONALD A & AMY
Property Class: 402		S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000				120000	100		120,000
SECTION 30		134165	SqFt	0.00000		100		0
	3.08	Total Acres			Total Est. Land Value =			120,000

2022 Est. T.C.V. 006-030-012-30 = 120,000
Est. TCV/Total Floor Area = 48.06, Most recent sale 12/18/2020 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	60,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	61,980	60,000		0

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45-006-030-012-41	2022 Est. T.C.V.	STOESSEL R J & J L REVOCABLE
Property Class: 401		6847 S GLEN LAKE VIEW DR
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

	* Factors *	4.29 A IRREGULAR	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
<Site Value G> GLEN VIEW	120000		120000 100 120,000
SECTION 30	186872 SqFt	0.00000	100 0
	4.29 Total Acres		Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 2232 SF Floor Area = 2232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,232		
			Total:	359,909	298,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,560
3 Fixture Bath	2	11,822	9,812
2 Fixture Bath	1	3,960	3,287

Water/Sewer

2000 Gal Septic	1	9,576	7,948
Water Well, 200 Feet	1	10,138	8,415

Porches

CCP (1 Story)	188	5,580	4,631
WCP (1 Story)	156	7,549	6,266

Deck

Treated Wood	130	2,861	2,375
Treated Wood	650	8,229	6,830

Garages

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

Base Cost	874	44,329	36,793
Common Wall: 2 Wall	1	-5,388	-4,472
Door Opener	2	1,182	981

Built-Ins

Appliance Allow.	1	3,439	2,854
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Fireplaces

Interior 1 Story	1	5,984	4,967
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Totals: 471,050 390,971

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 586,457

2022 Est. T.C.V. 006-030-012-41 = 711,457
Est. TCV/Total Floor Area = 318.75, Most recent sale 07/20/2011 for 50,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	315,500		315,500	315,500	302,445	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		40,200	0	0	9,980	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	355,700		355,700	355,700	312,425	312,425	0

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45-006-030-012-45	2022 Est. T.C.V.	BOHMER CHRISTINE N TRUST
Property Class: 401		6803 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODED SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4030N NON VIEW	204.51	638.99	1.0000	0.0000	400	100*		0
WOODED LOT .25 RURAL			130680	SqFt	0.25000	100		32,670

* denotes lines that do not contribute to the total acreage calculation.

205 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 32,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1062 SF Floor Area = 1593 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,062		
			Total:	222,201	188,870

Other Additions/Adjustments

Recreation Room	1102	26,051	13,025
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

2000 Gal Septic	1	9,576	8,140
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	400	15,056	12,798
WPP	344	6,443	5,477

Garages

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

Base Cost	576	32,855	27,927
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 338,692 278,770

Notes:

ECF (4031 RURAL) 1.200 => TCV: 334,524

2022 Est. T.C.V. 006-030-012-45 = 372,194

Est. TCV/Total Floor Area = 233.64, Most recent sale 08/24/2012 for 290,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	159,910	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	5,277	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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186,100	186,100	186,100	165,187	165,187	0

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45-006-030-012-52	2022 Est. T.C.V.	SEYMOUR MICHAEL E
Property Class: 402		S WHEELER RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ACREAGE TABLE 4030			19.000	Acres	7,500 100	142,500
		19.00	Total Acres		Total Est. Land Value =	142,500

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	43.47	28 50	608
Total Estimated Land Improvements		True Cash Value =	608

2022 Est. T.C.V. 006-030-012-52 = 143,108

Est. TCV/Total Floor Area = 89.84, Most recent sale 12/18/2015 for 133,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,500	71,500	71,500	71,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,600	71,600	71,600	73,859	71,600	0

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45-006-030-012-55	2022 Est. T.C.V.	RAYMOND MICHAEL
Property Class: 401		6812 S GLEN LAKE VIEW DR
Map #: 2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000				120000	100		120,000
SECTION 30	138085	SqFt	0.00000		100			0
465 Actual Front Feet, 3.17 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	160	0	0
D/W/P: Asphalt Paving	3.12	1925	0	0
D/W/P: 4in Ren. Conc.	8.88	300	0	0
Wood Frame	27.22	207	50	2,817
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				10,317

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1494 SF Floor Area = 1868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,494		
			Total:	274,859	241,876

Other Additions/Adjustments

Exterior					
Stone Veneer		540	21,789		19,174
Basement, Outside Entrance, Below Grade		2	6,218		5,472

Plumbing

Average Fixture(s)	1	1,880	1,654
3 Fixture Bath	2	11,822	10,403

Water/Sewer

1000 Gal Septic	1	4,877	4,292
Water Well, 200 Feet	1	10,138	8,921

Porches

WCP (1 Story)	64	4,051	3,565
WPP	804	14,239	12,530

Garages

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

Base Cost	597	33,707	29,662
Common Wall: 1 Wall	1	-2,697	-2,373
Door Opener	1	591	520

Built-Ins

Appliance Allow.	1	3,439	3,026
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Fireplaces

Interior 2 Story	1	7,349	6,467
2nd on Same Stack	1	4,677	4,116

Totals: 396,939 349,305

Notes:

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 523,958

2022 Est. T.C.V. 006-030-012-55	=	654,275				
Est. TCV/Total Floor Area = 350.25, Most recent sale 03/09/2009 for 196,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,200	278,200	278,200	225,927	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,900	0	0	7,455	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
327,100	327,100	327,100	233,382	233,382		0

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45-006-031-001-00	2022 Est. T.C.V.	PALMER ANDREW R & KELTIE
Property Class: 401		3189 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	736.15	295.86	1.0000	0.0000	750	100*		0
ACREAGE TABLE 4031			5.000	Acres	16,000	100		80,000
* denotes lines that do not contribute to the total acreage calculation.								
736 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	600	0	0
D/W/P: 3.5 Concrete	5.70	390	0	0
Metal Prefab	13.50	224	50	1,512
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,512

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1236 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,236		
			Total:	162,109	100,508

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	792
3 Fixture Bath	1	4,020	2,492

Water/Sewer

1000 Gal Septic	1	4,209	2,610
Water Well, 100 Feet	1	5,025	3,115

Porches

CPP	96	1,704	1,056
CCP (1 Story)	12	523	324

Garages

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

Base Cost	480	22,738	14,098
Common Wall: 1 Wall	1	-2,324	-1,441
Door Opener	1	473	293

Built-Ins

Appliance Allow.	1	2,394	1,484
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Totals: 202,148 125,331

Notes:

ECF (4031 RURAL) 1.200 => TCV: 150,397

2022 Est. T.C.V. 006-031-001-00		=	236,909
Est. TCV/Total Floor Area = 191.67, Most recent sale 09/30/2020 for 259,900			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
118,000	118,000	118,000	118,000 3.30
2022 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	500	0	0 500 0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,500	118,500	118,500	121,894	118,500	118,500

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45-006-031-001-10	2022 Est. T.C.V.	MILLER FAMILY TRUST
Property Class: 401		3178 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4031			4.000 Acres		18,000	100		72,000
		4.00	Total Acres		Total Est.		Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	104	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	384		
Total:				195,913	127,346

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	160	3,738	2,430
CGEP (1 Story)	36	3,445	2,239

Built-Ins

Appliance Allow.	1	2,394	1,556
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Garages

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

Base Cost	1728	53,101	34,516
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Carports

Comp.Shingle	432	6,126	5,085	*83% Good
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Totals: 279,248 182,617

Notes:

ECF (4031 RURAL) 1.200 => TCV: 219,140

2022 Est. T.C.V. 006-031-001-10 = 296,140

Est. TCV/Total Floor Area = 171.38, Most recent sale 08/09/1993 for 133,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
147,500	147,500	147,500	100,349	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	3,311	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,100	148,100	148,100	103,660	103,660	103,660

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45-006-031-002-00	2022 Est. T.C.V.	SCHOFIELD ROSS & SHERRY M
Property Class: 402		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
TRUMBULL AVG	300.00	282.36	1.0000	0.0000	360	100*	
TRUMBULL AVG	7.00	282.36	1.0000	0.0000	360	50*	Surplus: Zoning 100 ft
SECTION 03 .35			86684 SqFt	0.35000	100		
* denotes lines that do not contribute to the total acreage calculation.							
307 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =
							30,340

2022 Est. T.C.V. 006-031-002-00 = 30,340

Est. TCV/Total Floor Area = 17.56, Most recent sale 07/03/1996 for 36,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,200	15,200	15,200	15,063	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	137	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,200	15,200	15,200	15,560	15,200	0	

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45-006-031-004-00	2022 Est. T.C.V.	WAHL BRIAN E & AMANDA Y
Property Class: 402		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F> RURAL RIDGE	65K				65000	100	65,000
231 Actual Front Feet, 2.52 Total Acres							Total Est. Land Value = 65,000

2022 Est. T.C.V. 006-031-004-00 = 65,000

Est. TCV/Total Floor Area = 37.62, Most recent sale 10/23/2020 for 68,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	35,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,500	0	0	-2,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	36,155	32,500	0

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45-006-031-005-00	2022 Est. T.C.V.	SWIATEK JAYNE B TRUST
Property Class: 401		3315 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	132.00	309.00	1.0000	0.0000	360	100*		0
SECTION 03 TRUMBULL .80 L	40772	SqFt	0.80000	100				32,618
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.94 Total Acres								Total Est. Land Value = 32,618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	60	0	0
D/W/P: Asphalt Paving	3.12	1778	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1580 SF Floor Area = 1580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,580		
			Total:	172,082	120,457

Other Additions/Adjustments

Exterior					
Stone Veneer		192	6,305	4,413	
Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	
Water/Sewer					
1000 Gal Septic		1	4,209	2,946	
Water Well, 100 Feet		1	5,025	3,517	
Porches					
CCP (1 Story)		144	3,398	2,379	
Deck					
Treated Wood		30	1,165	815	
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost		672	34,138	28,676	*84% Good
Door Opener		2	1,182	993	
Built-Ins					
Appliance Allow.		1	2,394	1,676	
Totals:			235,195	169,580	

Notes:

ECF (4031 RURAL) 1.200 => TCV: 203,496

2022 Est. T.C.V. 006-031-005-00	=	238,614
Est. TCV/Total Floor Area = 151.02, Most recent sale 06/24/1999 for 134,800		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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117,300	117,300	117,300	101,807	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	3,359	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,300	119,300	119,300	105,166	105,166	0

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45-006-031-006-00	2022 Est. T.C.V.	WIEGAND JOHN A & KATHRYN M
Property Class: 401		3297 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	100.00	280.50	1.0000	0.0000	360	100*		0
TRUMBULL AVG	32.00	280.50	1.0000	0.0000	360	50*	SURPLUS: ZONING 100 FT	0
SECTION 03 TRUMBULL .80 L			37026 SqFt	0.80000	100			29,621
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 29,621

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	1608	0	0
D/W/P: 3.5 Concrete	5.33	64	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	117,074	87,805

Other Additions/Adjustments

Recreation Room	880	14,106	10,579
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Plumbing

Average Fixture(s)	1	1,064	798
3 Fixture Bath	1	3,340	2,505

Water/Sewer

1000 Gal Septic	1	3,937	2,953
Water Well, 100 Feet	1	4,880	3,660

Porches

WCP (1 Story)	40	2,160	1,620
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Deck

Treated Wood	78	1,885	1,414
Treated Wood	160	3,027	2,270

Garages

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

Base Cost	384	14,669	11,002
Common Wall: 1 Wall	1	-2,173	-1,630

Built-Ins

Appliance Allow.	1	1,673	1,255
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Totals: 165,642 124,231

Notes:

ECF (4031 RURAL) 1.200 => TCV: 149,077

2022 Est. T.C.V. 006-031-006-00 = 180,198
Est. TCV/Total Floor Area = 178.77, Most recent sale 01/09/2008 for 129,500

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	81,900		81,900	81,900	70,360	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	7,900		300	0	7,900	2,321	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,100		90,100	90,100	80,581	80,581	0

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45-006-031-007-00	2022 Est. T.C.V.	SEYMOUR MICHAEL E
Property Class: 402		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
TRUMBULL AVG	146.26	362.72	1.0000	0.0000	360	100*	0
ACREAGE TABLE 4031			1.300 Acres	24,000	100		31,200
* denotes lines that do not contribute to the total acreage calculation.							
146 Actual Front Feet, 1.30 Total Acres						Total Est. Land Value =	31,200

2022 Est. T.C.V. 006-031-007-00 = 31,200

Est. TCV/Total Floor Area = 30.95

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	15,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	16,114	15,600	0	

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45-006-031-008-01	2022 Est. T.C.V.	DEMARAY TIMOTHY P & JANICE M
Property Class: 401		3372 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	200.00	312.70	1.0000	0.0000	200	100*		0
\$200/FF	80.00	312.70	1.0000	0.0000	200	50*	SURPLUS: ZONING 100 FT	0
SECTION 30 1.0		87556 SqFt	1.00000		100			87,556
* denotes lines that do not contribute to the total acreage calculation.								
280 Actual Front Feet, 2.01 Total Acres								Total Est. Land Value = 87,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Heat & Cool
Ground Area = 1688 SF Floor Area = 1688 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,688		
			Total:	216,536	140,748

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Garages

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

Base Cost	506	17,629	11,459
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Deck

Treated Wood	1482	16,658	10,828
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Totals: 271,936 176,758

Notes:

ECF (4031 RURAL) 1.200 => TCV: 212,110

2022 Est. T.C.V. 006-031-008-01 = 307,166

Est. TCV/Total Floor Area = 181.97, Most recent sale 10/28/2016 for 295,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,200	169,200	169,200	152,677	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,600	0	923	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,600	153,600	153,600	157,715	153,600	0

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45-006-031-009-00	2022 Est. T.C.V.	SEYMOUR MICHAEL E
Property Class: 401		3200 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ACREAGE TABLE 4031			38.860 Acres		7,500 100	291,450
		38.86	Total Acres		Total Est. Land Value =	291,450

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	21.63	192 50	2,076
Total Estimated Land Improvements True Cash Value =			2,076

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2019

(11) Heating System: Forced Air w/ Ducts
Ground Area = 916 SF Floor Area = 916 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	689		
1 Story	Siding	Slab	227		
Total:				111,314	107,970

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	1,239

Water/Sewer			
1000 Gal Septic	1	4,209	4,083
Water Well, 100 Feet	1	5,025	4,874

Porches			
WCP (1 Story)	242	7,756	7,523

Built-Ins			
Appliance Allow.	1	2,394	2,322

Fireplaces			
Wood Stove	1	2,208	2,142

Totals: 134,183 130,153

Notes:

ECF (4031 RURAL) 1.200 => TCV: 156,184

2022 Est. T.C.V. 006-031-009-00 = 449,710

Est. TCV/Total Floor Area = 490.95, Most recent sale 12/18/2015 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
225,100	225,100	225,100	222,268	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	2,632	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
224,900	224,900	224,900	229,602	224,900	0

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45-006-031-009-10	2022 Est. T.C.V.	FOSMORE KENNETH L & RUTH ANN
Property Class: 402		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ACREAGE TABLE 4031			4.110 Acres	17,732	85 CNR NOT DESCRIBED ON DEED	61,948
		4.11	Total Acres		Total Est. Land Value =	61,948

2022 Est. T.C.V. 006-031-009-10 = 61,948

Est. TCV/Total Floor Area = 67.63

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,000	31,000	31,000	10,796	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	356	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,000	31,000	31,000	11,152	11,152	11,152

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45-006-031-009-15	2022 Est. T.C.V.	FOSMORE BRADLEY & JENNIFER
Property Class: 401		3121 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
TRUMBULL AVG	300.00	408.38	1.0000	0.0000	360	100*		0
TRUMBULL AVG	20.00	408.38	1.0000	0.0000	360	50*	SURPLUS: ZONING 100 FT	0
ACREAGE TABLE 4031			3.000	Acres	20,000	100		60,000
* denotes lines that do not contribute to the total acreage calculation.								
320 Actual Front Feet, 3.00 Total Acres								Total Est. Land Value = 60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1787 SF Floor Area = 2924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,787		
1 Story	Siding	Overhang	244		
Total:				362,910	290,326

Other Additions/Adjustments

Recreation Room	894	21,134	16,907
Exterior			
Stone Veneer	40	1,614	1,291
Basement, Outside Entrance, Below Grade	1	3,109	2,487
Plumbing			
Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168
Water/Sewer			
1000 Gal Septic	1	4,877	3,902
Water Well, 200 Feet	1	10,138	8,110
Porches			
WCP (1 Story)	147	7,210	5,768
Deck			
Treated Wood	346	5,439	4,351

Garages

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

Base Cost	842	36,172	28,938
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
Jacuzzi repl.Tub	1	7,965	6,372

Fireplaces

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Interior 2 Story	1	7,349	5,879
2nd on Same Stack	1	4,677	3,742
Totals:		492,180	393,742

Notes:

ECF (4031 RURAL) 1.200 => TCV: 472,490

2022 Est. T.C.V. 006-031-009-15 = 537,490

Est. TCV/Total Floor Area = 183.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
282,200	282,200	282,200	233,304	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-13,500	0	7,699	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
268,700	268,700	268,700	241,003	241,003	241,003	

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45-006-031-009-20	2022 Est. T.C.V.	FOSMORE KENNETH L & RUTH ANN
Property Class: 401		3145 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
TRUMBULL AVG	300.00	420.24	1.0000	0.0000	360	100*		0
TRUMBULL AVG	12.00	420.24	1.0000	0.0000	360	50*	SURPLUS: ZONING 100 FT	0
ACREAGE TABLE 4031			3.010 Acres		19,973	100		60,120
* denotes lines that do not contribute to the total acreage calculation.								
312 Actual Front Feet, 3.01 Total Acres								Total Est. Land Value = 60,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2012 SF Floor Area = 3112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,100		
1 Story	Siding	Basement	384		
1 Story	Siding	Basement	528		
Total:				408,619	286,033

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,880		1,316
3 Fixture Bath	2	11,822		8,275

Water/Sewer				
1000 Gal Septic	1	4,877		3,414
Water Well, 100 Feet	1	5,403		3,782

Porches				
CPP	42	1,080		756

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	448	21,334		14,934
Common Wall: 1 Wall	1	-2,294		-1,606
Door Opener	1	591		414
Class: BC Exterior: Pole (Unfinished)				
Base Cost	2520	69,426		48,598

Built-Ins				
Appliance Allow.	1	3,439		2,407

Fireplaces				
2nd on Same Stack	1	4,677		3,274
Exterior 2 Story	1	8,947		6,263

Totals: 539,801 377,860

Notes:

ECF (4031 RURAL) 1.200 => TCV: 453,432

2022 Est. T.C.V. 006-031-009-20 = 518,552

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Est. TCV/Total Floor Area = 166.63

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
274,100	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,300	0	0	0	0	0	

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45-006-031-010-00	2022 Est. T.C.V.	CHENEY DAVID S
Property Class: 401		3340 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 03 1.3		182952	SqFt	1.30000	100			237,838
		4.20	Total Acres				Total Est. Land Value =	237,838

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
			Total Estimated Land Improvements True Cash Value =	1,500

Cost Est. for Res. Bldg: 1	Single Family	1 STORY	Cls CD	Blt 1950
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(11) Heating System: Electric Baseboard
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	60,801	33,441

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	585		

Water/Sewer					
1000 Gal Septic	1	3,937	2,165		
Water Well, 100 Feet	1	4,880	2,684		

Porches					
CGEP (1 Story)	216	10,092	5,551		
CCP (1 Story)	176	3,717	2,044		

Built-Ins					
Appliance Allow.	1	1,673	920		

Fireplaces					
Interior 1 Story	1	4,067	2,237		

Totals:	90,231	49,627
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Notes:

ECF (4031 RURAL) 1.200 => TCV:	59,553
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2022 Est. T.C.V. 006-031-010-00	=	298,891
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Est. TCV/Total Floor Area = 518.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,300	149,300	149,300	69,990	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	2,309	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,400	149,400	149,400	72,299	72,299	0	

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45-006-031-010-10	2022 Est. T.C.V.	SHUTT DEBORAH LEE
Property Class: 401		3280 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
TRUMBULL AVG	215.00	335.00	1.0000	0.0000	360	100*		0
SECTION 03 TRUMBULL .80 L	42992	SqFt	0.80000	100				34,393
SECTION 03	6273	SqFt	0.00000	0	ROW TRUMBULL RD			0
* denotes lines that do not contribute to the total acreage calculation.								
215 Actual Front Feet, 1.13 Total Acres								34,393
Total Est. Land Value =								34,393

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	112,917	67,751

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,869	1,121
Plumbing			
Average Fixture(s)	1	1,064	638
Water/Sewer			
1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928
Deck			
Treated Wood	100	2,155	1,293
Treated Wood	120	2,492	1,495
Built-Ins			
Appliance Allow.	1	1,673	1,004
Totals:		130,987	78,592

Notes:

ECF (4031 RURAL) 1.200 => TCV: 94,310

2022 Est. T.C.V. 006-031-010-10		=	130,203
Est. TCV/Total Floor Area = 135.63			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
68,700	68,700	68,700	59,251 3.30
2022 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	-3,600	0	0 1,955 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
65,100	65,100	65,100	61,206 61,206 61,206

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DB: 2022Ga

45-006-031-010-20	2022 Est. T.C.V.	CRYAN SEAN L & IRISH LORI C TRUST
Property Class: 401		3276 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	219.75	291.39	1.0000	0.0000	750	100*		0
SECTION 03 1.4			64033 SqFt	1.40000	100			89,646
* denotes lines that do not contribute to the total acreage calculation.								
220 Actual Front Feet, 1.47 Total Acres								Total Est. Land Value = 89,646

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1450 SF Floor Area = 1450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,450		
			Total:	199,371	159,463

Other Additions/Adjustments

Recreation Room	1450	24,259	12,129
Basement, Outside Entrance, Below Grade	1	2,215	1,772

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	423	6,150	4,920
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Garages

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

Base Cost	624	22,682	18,146
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Totals: 274,370 212,184

Notes:

ECF (4031 RURAL) 1.200 => TCV: 254,621

2022 Est. T.C.V. 006-031-010-20 = 349,267
Est. TCV/Total Floor Area = 240.87, Most recent sale 11/11/2010 for 275,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	181,400		181,400	181,400	159,026	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-6,800	0	0	5,247	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	174,600		174,600	174,600	164,273	164,273	164,273

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45-006-031-010-30	2022 Est. T.C.V.	TARR DAVID R & NANCY A
Property Class: 401		3300 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	194.58	185.59	0.7922	0.7180	360	100		39,842
195 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								39,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	240	0	0
D/W/P: Asphalt Paving	2.68	2475	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1485 SF Floor Area = 1856 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,485		
Total:				235,974	188,781

Other Additions/Adjustments

Recreation Room	1485	24,844	12,422
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Basement, Outside Entrance, Below Grade	1	2,215	1,772
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Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	244	7,791	6,233
WPP	256	4,308	3,446
WSEP (1 Story)	164	7,582	6,066
WPP	21	963	770

Deck

Treated Wood	347	5,143	4,114
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Garages

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

Basement Garage: 1 Car	1	2,249	1,799
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals:	311,209	241,515
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Notes:

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ECF (4031 RURAL) 1.200 => TCV: 289,818

2022 Est. T.C.V. 006-031-010-30	=	332,160
Est. TCV/Total Floor Area = 178.97, Most recent sale 11/01/2000 for 54,500		
2021 Assessed	MBOR	S.E.V.
173,800	173,800	173,800
		Base for Cap
		C.P.I.
		149,820
		3.30
2022	New	Eq. Adjustment
	0	-7,700
		Loss
		0
		Additions
		0
		Tax Adjustment
		4,944
		Losses
		0
2022 Assessed	MBOR	S.E.V.
166,100	166,100	166,100
		Capped
		154,764
		->Taxable<-
		154,764
		PRE/MBT
		154,764

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45-006-031-011-00	2022 Est. T.C.V.	RAYMOND RONALD & MARTHA
Property Class: 401		3410 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	200.00	165.00	1.0000	0.0000	360	50*	INTEREST 50%	0
TRUMBULL AVG	64.00	165.00	1.0000	0.0000	360	50*	SURPLUS: ZONING 100 FT	0
SECTION 03 TRUMBULL 1.35 U	43560	SqFt	1.35000	100				58,806
* denotes lines that do not contribute to the total acreage calculation.								
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								58,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1755 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,170		
			Total:	209,759	167,823

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Deck

Treated Wood	473	6,300	5,040
Treated Wood	780	8,767	7,014

Fireplaces

2nd on Same Stack	1	3,776	3,021
Exterior 1 Story	1	5,635	4,508

Totals: 239,534 191,644

Notes:

ECF (4031 RURAL) 1.200 => TCV: 229,973

2022 Est. T.C.V. 006-031-011-00 = 293,779

Est. TCV/Total Floor Area = 167.40, Most recent sale 04/15/2002 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,300	146,300	146,300	128,553	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	4,242	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,900	146,900	146,900	132,795	132,795	132,795

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45-006-031-013-00	2022 Est. T.C.V.	LAYCOCK WILLIAM B
Property Class: 402		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SECTION 03 TRUMBULL	.80	L	156816	SqFt	0.80000 100	125,453
	3.60	Total Acres			Total Est. Land Value =	125,453

2022 Est. T.C.V. 006-031-013-00	=	125,453
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Est. TCV/Total Floor Area = 71.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	26,235	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	865	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	27,100	27,100	27,100	

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45-006-031-014-00	2022 Est. T.C.V.	QUINN MAUREEN F
Property Class: 401		3395 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL SITE 40K					40000	100		40,000
200 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard

Ground Area = 624 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
1 Story	Siding	Overhang	576		
		Total:		130,561	84,865

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	2,879
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	80	1,959	1,273
Treated Wood	608	7,430	4,829

Garages

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

Base Cost	576	19,279	12,531
Common Wall: 2 Wall	1	-3,841	-2,497
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
Wood Stove	1	2,208	1,435

Totals: 185,648 120,669

Notes:

ECF (4031 RURAL) 1.200 => TCV: 144,803

2022 Est. T.C.V. 006-031-014-00 = 189,803

Est. TCV/Total Floor Area = 158.17, Most recent sale 09/26/1997 for 113,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
94,500	94,500	94,500	90,957	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		400	0	0	3,001	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	94,900		94,900	94,900	93,958	93,958	0

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45-006-031-014-11	2022 Est. T.C.V.	PATEL SAMIR S & DEEKO
Property Class: 401		3411 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> RURAL RIDGE	65K				65000	100		65,000
200 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	65,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3270	0	0
Wood Frame	35.77	80	50	1,431
Total Estimated Land Improvements True Cash Value =				1,431

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 592 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	592		
			Total:	173,071	147,111

Other Additions/Adjustments

Basement Living Area	592	27,445	23,328
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Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WSEP (1 Story)	96	6,417	5,454
WPP	180	4,687	3,984

Garages

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

Door Opener	1	591	502
Base Cost	198	12,296	10,452

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 253,086 215,123

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 322,685

2022 Est. T.C.V. 006-031-014-11 = 389,116

Est. TCV/Total Floor Area = 328.65, Most recent sale 08/14/2017 for 427,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
179,100	179,100	179,100	179,100	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500	0	0	5,910	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,600	194,600	194,600	185,010	185,010	0

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45-006-031-014-20	2022 Est. T.C.V.	SHOFFNER JAY P & MARY
Property Class: 401		3393 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> RURAL RIDGE	65K				65000	100		65,000
200 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	65,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	90	50	724
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,724

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1641 SF Floor Area = 2641 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	720		
1 Story	Siding	Basement	921		
1 Story	Siding	Overhang	640		
		Total:		342,391	296,945

Other Additions/Adjustments

Recreation Room	921	21,772	10,886
Exterior			
Stone Veneer	64	2,582	2,195
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WPP	418	7,817	6,644
WPP	245	5,412	4,600
WCP (1 Story)	57	3,727	3,168
WPP	1051	18,613	15,821
WCP (1 Story)	23	1,757	1,493

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	575	32,815	32,815	*100% Good
Common Wall: 1 Wall	1	-2,697	-2,697	
Door Opener	2	1,182	1,182	

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Wood Stove	1	3,195	2,716
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Totals:	479,040	404,259
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Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 606,389

2022 Est. T.C.V. 006-031-014-20 = 677,113

Est. TCV/Total Floor Area = 256.39, Most recent sale 11/29/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
279,100	279,100	279,100	262,075	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	59,500	0	0	8,648	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
338,600	338,600	338,600	270,723	270,723	270,723

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45-006-031-014-30	2022 Est. T.C.V.	HEISER LOU & LYNN
Property Class: 401		W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value F> RURAL RIDGE 65K					65000 100	65,000
200 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-031-014-30	=	65,000
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Est. TCV/Total Floor Area = 24.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	35,000	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,500	0	0	-2,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	36,155	32,500	0

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45-006-031-015-00	2022 Est. T.C.V.	LAYCOCK WILLIAM B
Property Class: 401		3209 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
ACREAGE TABLE 4031			18.250 Acres		7,500	100		136,875
SECTION 03 TRUMBULL .80 L		87120 SqFt		0.80000	100			69,696
20.25 Total Acres Total Est. Land Value =								206,571

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5000	0	0
Wood Frame	31.00	120	50	1,860
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,860

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1160 SF Floor Area = 3860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,160		
1 Story	Siding	Overhang	960		
Total:				436,187	283,521

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	534	20,046	13,030
WPP	178	4,656	3,026
WPP	390	7,297	4,743

Deck

Treated Wood	533	7,222	4,694
Treated Wood	732	8,718	5,667

Garages

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

Base Cost	960	40,080	26,052
Common Wall: 1/2 Wall	1	-1,348	-876
Door Opener	3	1,773	1,152

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
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Totals: 559,401 363,609

Notes:

ECF (4031 RURAL) 1.200 => TCV: 436,331

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2022	Est. T.C.V.	006-031-015-00		=	649,762	
Est. TCV/Total Floor Area = 168.33						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	357,000	357,000	357,000	213,406	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-32,100	0	0	7,042	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	324,900	324,900	324,900	220,448	220,448	220,448

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45-006-031-016-00	2022 Est. T.C.V.	MIKOLAITIS NANCY
Property Class: 401		3313 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES CO 675	220.00	613.80	1.0000	1.0000	800	100		176,000
220 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								176,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 980 SF Floor Area = 1430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	900		
1 Story	Siding	Crawl Space	80		
Total:				174,853	113,644

Other Additions/Adjustments

Recreation Room	870	14,555	9,461
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	520	7,540	4,901
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Deck

Treated Wood	220	3,819	2,482
Treated Wood	82	1,989	1,293

Garages

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

Base Cost	784	23,998	21,358	*89% Good
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Wood Stove	1	2,208	1,435

Totals: 252,721 170,017

Notes:

ECF (4031 RURAL) 1.200 => TCv: 204,020

Parcel Number: 45-006-031-016-00

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2022	Est. T.C.V.	006-031-016-00	=	382,520		
Est. TCV/Total Floor Area = 267.50, Most recent sale 06/23/1995 for 170,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	203,000	203,000	203,000	136,737	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,700	0	0	4,512	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	191,300	191,300	191,300	141,249	141,249	141,249

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45-006-031-018-00	2022 Est. T.C.V.	MACHUTA JOSEPH & TOOSLEY ADAM
Property Class: 401		3235 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL RD	414.97	822.98	1.0000	0.0000	750	100*		0
SECTION 03 TRUMBULL .80 L	170755	SqFt	0.80000	100				136,604
SECTION 03 .35	170755	SqFt	0.35000	100				59,764
* denotes lines that do not contribute to the total acreage calculation.								
415 Actual Front Feet, 7.84 Total Acres								Total Est. Land Value = 196,368

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2020

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1546 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	694		
1 Story	Siding	Basement	852		
Total:				310,176	303,972

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	2,066	2,025
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Plumbing

Average Fixture(s)	1	1,880	1,842
3 Fixture Bath	1	5,911	5,793

Water/Sewer

2000 Gal Septic	1	9,576	9,384
Water Well, 100 Feet	1	5,403	5,295

Porches

WPP	280	5,592	5,480
WCP (1 Story)	48	3,282	3,216

Built-Ins

Appliance Allow.	1	3,439	3,370
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Fireplaces

Prefab 2 Story	1	3,921	3,843
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Totals: 351,246 344,220

Notes:

ECF (4031 RURAL) 1.200 => TCV: 413,064

2022 Est. T.C.V. 006-031-018-00 = 611,932

Est. TCV/Total Floor Area = 273.18, Most recent sale 01/02/2018 for 185,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
306,900	306,900	306,900	243,992	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	8,051	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
306,000	306,000	306,000	252,043	252,043	252,043

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45-006-031-019-00	2022 Est. T.C.V.	DURKEE DARRELL G
Property Class: 401		3213 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RES CO 675	112.00	825.00	1.0000	1.0000	800	100		89,600
112 Actual Front Feet, 2.12 Total Acres Total Est. Land Value =								89,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	704		
1 Story	Siding	Crawl Space	320		
Total:				101,930	65,236

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	681
2 Fixture Bath	1	2,246	1,437

Water/Sewer

1000 Gal Septic	1	3,937	2,520
Water Well, 100 Feet	1	4,880	3,123

Porches

WPP	120	2,552	1,633
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Deck

Treated Wood	112	2,361	1,511
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Garages

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

Base Cost	280	10,665	6,826
Door Opener	1	420	269

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	420	378
Base Cost	1200	22,428	20,185
No Concrete Floor	1200	-6,336	-5,702

*90% Good

Built-Ins

Appliance Allow.	1	1,673	1,071
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Fireplaces

Interior 1 Story	1	4,067	2,603
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Totals: 152,307 101,771

Notes:

ECF (4031 RURAL) 1.200 => TCV: 122,125

2022 Est. T.C.V. 006-031-019-00 = 213,225
Est. TCV/Total Floor Area = 208.23, Most recent sale 10/06/1995 for 89,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	106,300		106,300	106,300	76,962	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		300	0	0	2,539	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,600		106,600	106,600	79,501	79,501	79,501

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45-006-031-019-50	2022 Est. T.C.V.	BRAVATA LINDA & ZBOYAN ROY
Property Class: 401		7398 S DUNNS FARM RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNNS 500	200.00	366.00	1.0000	1.0000	500	100		100,000	
S DUNNS 500	31.00	366.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 FT	7,750	
231 Actual Front Feet, 1.94 Total Acres								Total Est. Land Value =	107,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	792		
Total:				90,887	54,533

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,277	766

Water/Sewer	1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet		1	5,025	3,015

Porches	WSEP (1 Story)	168	7,726	7,340	*95% Good

Garages

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

Base Cost	656	23,524	14,114
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Totals: 140,134 86,784

Notes:

ECF (4031 RURAL) 1.200 => TCV: 104,141

2022 Est. T.C.V. 006-031-019-50 = 213,391

Est. TCV/Total Floor Area = 269.43, Most recent sale 05/16/1987 for 9,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,400	106,400	106,400	60,549	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	1,998	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,700	106,700	106,700	62,547	62,547	0	

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45-006-031-020-00	2022 Est. T.C.V.	ZBOYAN-NIXON TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
S DUNNS 500	165.00	463.00	1.0000	0.0000	500	100*		0
S DUNNS 500	65.00	463.00	1.0000	0.0000	500	50*	SURPLUS: ZONING 100 FT	0
SECTION 03 .8			76404 SqFt	0.80000	100			61,123
* denotes lines that do not contribute to the total acreage calculation.								
230 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								61,123

2022 Est. T.C.V. 006-031-020-00 = 61,123

Est. TCV/Total Floor Area = 77.18

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,600	30,600	30,600	14,425	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	476	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	14,901	14,901	0

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45-006-031-020-10	2022 Est. T.C.V.	WIESEN LAURA A
Property Class: 401		7574 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	200.00	445.00	1.0000	0.0000	360	100*		0
SECTION 03 .8		88993	SqFt	0.80000	100			71,194
* denotes lines that do not contribute to the total acreage calculation.								
200 Actual Front Feet, 2.04 Total Acres								Total Est. Land Value = 71,194

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	14.31	153	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,104		
			Total:	111,175	72,263

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	692	

Water/Sewer					
1000 Gal Septic		1	3,937	2,559	
Water Well, 100 Feet		1	4,880	3,172	

Deck					
Pine		130	2,107	1,370	
Pine		57	1,286	836	

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost		768	15,805	10,273	

Built-Ins

Appliance Allow.		1	1,673	1,087	
Garbage Disposal		1	186	121	
Vented Hood		1	418	272	

Porches

CPP		24	548	356	
CCP (1 Story)		16	652	424	

Totals: 143,731 93,425

Notes:

ECF (4031 RURAL) 1.200 => TCV: 112,110

2022 Est. T.C.V. 006-031-020-10 = 188,304

Est. TCV/Total Floor Area = 170.57, Most recent sale 07/16/2002 for 169,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,800	93,800	93,800	84,750	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

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0	400	0	0	2,796	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,200	94,200	94,200	87,546	87,546	87,546

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45-006-031-020-30	2022 Est. T.C.V.	ZBOYAN-NIXON TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
S DUNNS 500	100.00	450.00	1.0000	0.0000	500	100*	Value
S DUNNS 500	65.00	450.00	1.0000	0.0000	500	50*	SURPLUS: ZONING 100 FT
SECTION 03 .8			74270 SqFt	0.80000	100		0
* denotes lines that do not contribute to the total acreage calculation.							
165 Actual Front Feet, 1.71 Total Acres							59,416

2022 Est. T.C.V. 006-031-020-30 = 59,416

Est. TCV/Total Floor Area = 53.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,700	29,700	29,700	14,425	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	476	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,700	29,700	29,700	14,901	14,901	0	

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45-006-031-021-00	2022 Est. T.C.V.	SCHOFIELD ROSS & SHERRY
Property Class: 402		W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
TRUMBULL AVG	257.56	512.45	1.0000	0.0000	360	100*	
SECTION 03 .35			131987 SqFt	0.35000	100		
* denotes lines that do not contribute to the total acreage calculation.							
258 Actual Front Feet, 3.03 Total Acres							Total Est. Land Value =
							46,195

2022 Est. T.C.V. 006-031-021-00	=	46,195
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Est. TCV/Total Floor Area = 41.84

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,100	23,100	23,100	23,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,100	23,100	23,100	23,862	23,100	0	

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45-006-031-021-10	2022 Est. T.C.V.	LAKE DOUGLAS G & MARY D
Property Class: 401		3552 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
TRUMBULL AVG	400.00	265.46	1.0000	0.0000	360	100*		0
TRUMBULL AVG	92.27	265.46	1.0000	0.0000	360	100*		0
SECTION 03 .35			130680 SqFt	0.35000	100			45,738
* denotes lines that do not contribute to the total acreage calculation.								
492 Actual Front Feet, 3.00 Total Acres Total Est. Land Value =								45,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	14.69	311	50	2,284
Fencing: Wire Mesh, #11	2.96	889	50	1,315
D/W/P: 3.5 Concrete	6.56	1112	0	0
D/W/P: Asphalt Paving	3.12	2200	0	0
D/W/P: Patio Blocks	16.32	607	0	0
Wood Frame	29.43	154	50	2,266
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,865

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 2319 SF Floor Area = 3655 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,319		
1 Story	Siding	Overhang	747		
0.5 Story	Siding	Overhang	18		
Total:				474,734	356,049

Other Additions/Adjustments

Exterior			
Stone Veneer	10	404	303

Plumbing			
Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	3	17,733	13,300

Water/Sewer			
1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches			
WCP (1 Story)	315	11,879	8,909
WCP (1 Story)	246	10,263	7,697
WPP	27	1,416	1,062

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	747	39,479	29,609
Common Wall: 1/2 Wall	1	-1,348	-1,011
Door Opener	2	1,182	886

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces

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Prefab 2 Story	1	3,921	2,941
Raised Hearth	1	593	445
Totals:		575,855	431,889

Notes:

ECF (4031 RURAL) 1.200 => TCV: 518,267

2022 Est. T.C.V. 006-031-021-10 = 579,870

Est. TCV/Total Floor Area = 158.65, Most recent sale 07/15/2010 for 516,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,500	305,500	305,500	282,607	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,600	0	0	7,293	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,900	289,900	289,900	291,933	289,900	289,900	

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45-006-031-021-15	2022 Est. T.C.V.	BAUMDRAHER GARY & GEORGE NANCY JEAN
Property Class: 401		3600 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
TRUMBULL AVG	300.00	619.55	1.0000	0.0000	360	100*		0
TRUMBULL AVG	83.89	619.55	1.0000	0.0000	360	50*	SURPLUS: ZONING	0
ACREAGE TABLE 4031			5.460 Acres	14,821	100			80,920
* denotes lines that do not contribute to the total acreage calculation.								
384 Actual Front Feet, 5.46 Total Acres Total Est. Land Value =								80,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,954

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 700 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	560		
1 Story	Siding	Crawl Space	140		
Total:				120,593	66,336

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	702

Water/Sewer			
2000 Gal Septic	1	8,364	4,600
Water Well, 100 Feet	1	5,025	2,764

Porches			
WGEP (1 Story)	80	7,181	3,950

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	324	13,096	7,203
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	17,748	9,761

Built-Ins			
Appliance Allow.	1	2,394	1,317

Totals: 175,678 96,633

Notes:

ECF (4031 RURAL) 1.200 => TCV: 115,960

2022 Est. T.C.V. 006-031-021-15 = 199,834

Est. TCV/Total Floor Area = 203.91, Most recent sale 03/31/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,500	99,500	99,500	65,645	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	2,166	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,900	99,900	99,900	67,811	67,811	67,811

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45-006-031-021-30	2022 Est. T.C.V.	SICILIANO LYNN E & BAKER SUSAN L
Property Class: 401		3596 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	314.00	436.00	1.0000	0.0000	360	100*		0
SECTION 03 .35		136909	SqFt	0.35000	100			47,918
* denotes lines that do not contribute to the total acreage calculation.								
314 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value = 47,918

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	280		
Total:				189,719	132,818

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WSEP (1 Story)	100	5,174	3,622
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Deck

Treated Wood	576	7,171	5,020
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Garages

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

Base Cost	400	16,780	11,746
Common Wall: 1 Wall	1	-2,324	-1,627

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Wood Stove	1	2,208	1,546
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Totals: 235,653 164,972

Notes:

ECF (4031 RURAL) 1.200 => TCV: 197,966

2022 Est. T.C.V. 006-031-021-30 = 250,884

Est. TCV/Total Floor Area = 145.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
131,900	131,900	131,900	91,948	3.30

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-031-021-30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,500	0	0	3,034	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,400	125,400	125,400	94,982	94,982	0

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Valuation Report

DB: 2022Ga

45-006-031-023-10	2022 Est. T.C.V.	JOHNSON JAMES D &
Property Class: 402		S DUNNS FARM RD
Map #: 7	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4019 SEC 1 PRT OF>80A\$5000		76.79 Acres		5000	100		383,950
		76.79 Total Acres				Total Est. Land Value =	383,950

2022 Est. T.C.V. 006-031-023-10	=	383,950
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Est. TCV/Total Floor Area = 223.23

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
196,000	196,000	196,000	33,677	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,000	0	0	1,111	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,000	192,000	192,000	34,788	34,788	0

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Valuation Report

DB: 2022Ga

45-006-031-024-00	2022 Est. T.C.V.	DUTMERS FAMILY PARTNERSHIP
Property Class: 402		S DUNNS FARM RD
Map #: 7	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4019 SEC 1 6500			40.00 Acres		6500 100	260,000
		40.00	Total Acres		Total Est. Land Value =	260,000

2022 Est. T.C.V. 006-031-024-00	=	260,000
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Est. TCV/Total Floor Area = 151.16

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,000	150,000	150,000	60,365	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,000	0	0	1,992	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,000	130,000	130,000	62,357	62,357	0

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Valuation Report

DB: 2022Ga

45-006-031-025-00	2022 Est. T.C.V.	JOHNSON FAMILY PARTNERSHIP EAST
Property Class: 402		S DUNNS FARM RD
Map #: 5,6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	101.50	969.91	1.0000	0.0000	0	100*		0
4019 SEC 1 PRT OF>80A\$5000	71.44	Acres	5000	100				357,200
* denotes lines that do not contribute to the total acreage calculation.								
102 Actual Front Feet, 71.44	Total Acres		Total Est. Land Value =					357,200

2022 Est. T.C.V. 006-031-025-00	=	357,200			
Est. TCV/Total Floor Area = 207.67, Most recent sale 11/26/1990 for 10					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
211,900	211,900	211,900	43,912	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-33,300	0	1,449	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	45,361	45,361	0

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Valuation Report

DB: 2022Ga

45-006-031-026-00	2022 Est. T.C.V.	CHENEY SHIRLEY TR &
Property Class: 201		7097 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SECTION 03 TRUMBULL	.80	L	244709	SqFt	0.80000	125	COMMERCIAL GRANDFATHERED USE	244,709
SECTION 03			12295	SqFt	0.00000	100	ROW	0
		5.90	Total Acres				Total Est. Land Value =	244,709

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	1817	50	2,080
D/W/P: 4in Concrete	5.16	1025	50	2,644
				Total Estimated Land Improvements True Cash Value = 4,724

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

(11) Heating System: Forced Air w/o Ducts
Ground Area = 630 SF Floor Area = 630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/50/100/100/37

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	630		
			Total:	62,060	22,962

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	328		

Deck					
Treated Wood	325	4,709	1,742		

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 406 11,518 4,262

Carports

Tar & Gravel	187	2,250	832		
	Totals:	81,424	30,126		

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 49,709

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1953
Description of Occupancy: 40*25 APARTMENT

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Low Cost
Total Floor Area: 1000 # of Units: 0

Base Rate for Upper Floors = 69.69

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.28 100%
Adjusted Square Foot Cost for Upper Floors = 72.97

Total Floor Area: 1,000 Base Cost New of Upper Floors = 72,970

Reproduction/Replacement Cost = 72,970
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 35,755

Parcel Number: 45-006-031-026-00

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ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 50,057
Replacement Cost/Floor Area= 72.97 Est. TCV/Floor Area= 50.06

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: 17*86 NW WING

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Low Cost
Total Floor Area: 1462 # of Units: 8

Base Rate for Upper Floors = 62.99

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.43 100%
Adjusted Square Foot Cost for Upper Floors = 65.42

Total Floor Area: 1,462 Base Cost New of Upper Floors = 95,644

Reproduction/Replacement Cost = 95,644
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 47,822

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 66,951
Replacement Cost/Floor Area= 65.42 Est. TCV/Floor Area= 45.79

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1953
Description of Occupancy: CAFE'

Costs are taken from the Restaurants cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 108

Base Rate for Upper Floors = 147.39

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.92 100%
Adjusted Square Foot Cost for Upper Floors = 151.31

Total Floor Area: 720 Base Cost New of Upper Floors = 108,942

Reproduction/Replacement Cost = 108,942
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 54,471

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 76,259
Replacement Cost/Floor Area= 151.31 Est. TCV/Floor Area= 105.92

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: SE WING

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Low Cost
Total Floor Area: 1156 # of Units: 3

Base Rate for Upper Floors = 62.99

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.43 100%
Adjusted Square Foot Cost for Upper Floors = 65.42

Total Floor Area: 1,156 Base Cost New of Upper Floors = 75,625

Reproduction/Replacement Cost = 75,625
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 37,813

Parcel Number: 45-006-031-026-00

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ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 52,938
Replacement Cost/Floor Area= 65.42 Est. TCV/Floor Area= 45.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 246,205

2022 Est. T.C.V. 006-031-026-00 = 545,347

Est. TCV/Total Floor Area = 109.77, Most recent sale 07/07/2009 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
259,800	259,800	259,800	212,504	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	0	7,012	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
272,700	272,700	272,700	219,516	219,516	43,903	

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Valuation Report

DB: 2022Ga

45-006-031-026-50	2022 Est. T.C.V.	SIELAFF DONALD JAMES
Property Class: 401		7099 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	263.00	503.51	1.0000	0.0000	200	100*		0
SECTION 30 .30		132422	SqFt	0.30000	100			39,727
* denotes lines that do not contribute to the total acreage calculation.								
263 Actual Front Feet, 3.04 Total Acres								Total Est. Land Value = 39,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	91,437	73,144

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	1,022		
Water/Sewer					
1000 Gal Septic	1	4,209	3,367		
Water Well, 200 Feet	1	9,295	7,436		

Deck					
Treated Wood	50	1,517	1,214		

Garages

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

Base Cost	768	26,220	20,976
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Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Totals: 138,557 110,840

Notes:

ECF (4031 RURAL) 1.200 => TCV: 133,008

2022 Est. T.C.V. 006-031-026-50 = 177,735

Est. TCV/Total Floor Area = 217.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,600	92,600	92,600	83,852	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	0	2,767	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,900	88,900	88,900	86,619	86,619	86,619	

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Valuation Report

DB: 2022Ga

45-006-031-027-00	2022 Est. T.C.V.	BWR ASSOCIATION LLC
Property Class: 201		7167 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	325.52	133.82	1.0000	1.0000	500	100		162,760
326 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								162,760

2022 Est. T.C.V. 006-031-027-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2007 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-031-027-12	2022 Est. T.C.V.	PARHAM JOHN
Property Class: 401		7207 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	100.00	343.65	1.0000	1.0000	500	100		50,000
S DUNNS 500	7.44	34.65	1.0000	1.0000	500	50	SURPLUS: ZONING 100 FT	1,860
107 Actual Front Feet, 0.80 Total Acres								
Total Est. Land Value =								51,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Basket, 5 ft.	29.66	80	50	1,186
D/W/P: 4in Concrete	6.03	117	0	0
D/W/P: Crushed Rock	1.96	32	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,686

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				105,827	84,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Deck

Treated Wood	36	1,306	1,045
Treated Wood	219	3,808	3,046
Treated Wood	12	474	379

Garages

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

Base Cost	512	17,772	14,218
Common Wall: 1/2 Wall	1	-957	-766
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Porches

WCP (1 Story)	20	1,306	1,045
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Breezeways

Frame Wall	104	6,193	4,954
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Totals: 157,746 126,193

Notes:

Parcel Number: 45-006-031-027-12

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ECF (4031 RURAL) 1.200 => TCV: 151,432

2022 Est. T.C.V. 006-031-027-12	=	206,978				
Est. TCV/Total Floor Area = 215.60, Most recent sale 06/20/2008 for 165,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,000	103,000	103,000	84,587	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	2,791	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,500	103,500	103,500	87,378	87,378		0

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Valuation Report

DB: 2022Ga

45-006-031-027-13	2022 Est. T.C.V.	WHITALL ROBERT W & OWENS SHIRLEY M
Property Class: 401		7189 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNNS 500	100.00	278.93	1.0000	1.0000	500	100		50,000	
S DUNNS 500	9.08	278.93	1.0000	1.0000	500	50	SURPLUS: ZONING 100 FT	2,270	
109 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 52,270	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	2500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 1989

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	420	336
Base Cost	1772	33,119	26,495

Water/Sewer

Water Well, 100 Feet	1	4,880	3,904
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Totals: 38,419 30,735

Notes:

ECF (4031 RURAL) 1.200 => TCV: 36,882

2022 Est. T.C.V. 006-031-027-13 = 90,652

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/17/2014 for 80,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,800	40,800	40,800	39,782	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
4,400	100	0	4,400	1,118	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,300	45,300	45,300	45,494	45,300	0

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Valuation Report

DB: 2022Ga

45-006-031-027-15	2022 Est. T.C.V.	CENTURYTEL
Property Class: 201		3615 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-031-027-15	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-031-027-20	2022 Est. T.C.V.	MCNAMARA SEAN & ALYSHA
Property Class: 401		3631 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	300.10	188.76	0.6807	0.7241	360	100		53,251
300 Actual Front Feet, 1.30 Total Acres					Total Est.		Land Value =	53,251

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1000	0	0
Wood Frame	32.15	52	50	836

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,336

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	131,611	115,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,124
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Water/Sewer

1000 Gal Septic	1	4,209	3,704
Water Well, 100 Feet	1	5,025	4,422

Porches

WSEP (1 Story)	120	5,986	5,268
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Deck

Treated Wood	196	3,532	3,108
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	746	17,404	15,316
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Built-Ins

Appliance Allow.	1	2,394	2,107
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Totals: 171,438 150,864

Notes:

ECF (4031 RURAL) 1.200 => TCV: 181,037

2022 Est. T.C.V. 006-031-027-20 = 236,624

Est. TCV/Total Floor Area = 227.52, Most recent sale 08/04/2021 for 485,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,100	105,100	105,100	88,505	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
13,900	-700	0	13,900	15,895		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	105,325	118,300		0

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Valuation Report

DB: 2022Ga

45-006-031-028-00	2022 Est. T.C.V.	NEW NEIGHBORHOOD LODGING LLC
Property Class: 401		3656 W TRUMBULL RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
S DUNNS 500	338.00	500.00	1.0000	0.0000	500	100*	DUNNS RD FF	0
TRUMBULL AVG	186.00	730.00	1.0000	0.0000	360	100*	TRUMBLE RD FF	0
ACREAGE TABLE 4031			6.997 Acres		12,004	100		83,994
* denotes lines that do not contribute to the total acreage calculation.								
524 Actual Front Feet, 7.00 Total Acres Total Est. Land Value =								83,994

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	450	0	0
D/W/P: Asphalt Paving	2.68	9500	0	0
Wood Frame	21.12	224	50	2,365
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,365

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 1632 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,266		
1 Story	Siding	Crawl Space	366		
Total:				187,024	112,210

Other Additions/Adjustments

Recreation Room	1232	20,611	12,367
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Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	3	12,059	7,235

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WPP	355	5,172	3,103
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Garages

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

Common Wall: 1/2 Wall	1	-1,162	-697
Door Opener	2	946	568
Base Cost	1771	54,423	32,654

Class: BC Exterior: Pole (Unfinished)

Base Cost	3276	90,254	54,152
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 2 Story	2	11,503	6,902
2nd on Same Stack	1	3,776	2,266

Totals: 397,511 238,502

Notes:

Parcel Number: 45-006-031-028-00

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ECF (4031 RURAL) 1.200 => TCV: 286,202

2022 Est. T.C.V. 006-031-028-00	=	377,561				
Est. TCV/Total Floor Area = 231.35, Most recent sale 11/16/2017 for 332,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,900	187,900	187,900	177,891	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	5,870	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,800	188,800	188,800	183,761	183,761		0

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Valuation Report

DB: 2022Ga

45-006-031-030-00	2022 Est. T.C.V.	DONOVAN KIM D
Property Class: 401		7007 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
S DUNNS 500	70.00	516.50	1.0000	1.0000	500	100	
70 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =		35,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 6 ft.	24.71	163	50	2,014
D/W/P: Asphalt Paving	2.50	3330	50	4,162
Wood Frame	26.99	64	50	863

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				9,539

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
Total:				87,121	69,696

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	851
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Water/Sewer

1000 Gal Septic	1	3,937	3,150
Water Well, 100 Feet	1	4,880	3,904

Deck

Treated Wood	84	1,971	1,577
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	15,805	14,066	*89% Good
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Built-Ins

Appliance Allow.	1	1,673	1,338
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Totals: 116,451 94,582

Notes:

ECF (4031 RURAL) 1.200 => TCV: 113,498

2022 Est. T.C.V. 006-031-030-00 = 158,037

Est. TCV/Total Floor Area = 182.91, Most recent sale 06/26/2006 for 137,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	61,358	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	2,024	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,000	79,000	79,000	63,382	63,382	63,382	

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Valuation Report

DB: 2022Ga

45-006-031-031-00	2022 Est. T.C.V.	WHITAKER KEITH W
Property Class: 402		S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	70.00	450.00	1.0000	1.0000	500	100		35,000
70 Actual Front Feet, 0.72 Total Acres								
Total Est. Land Value =								35,000

2022 Est. T.C.V. 006-031-031-00	=	35,000
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Est. TCV/Total Floor Area = 40.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
17,500	17,500	17,500	9,173	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	302	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	9,475	9,475	0

DB: 2022Ga

STACER JEFFREY
S DUNNS FARM RD
MAPLE CITY, MI 49664

* Factors *

Est. TCV/Total Floor Area = 40.51

2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	17,500	17,500	17,500	12,096	12,096	0

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Valuation Report

DB: 2022Ga

45-006-031-033-00	2022 Est. T.C.V.	LEWIS DONALD J
Property Class: 401		7063 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	100.00	550.00	1.0000	1.0000	500	100		50,000
S DUNNS 500	50.00	550.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 FT	12,500
150 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								62,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	150	0	0
D/W/P: 4in Concrete	6.03	864	0	0
D/W/P: Patio Blocks	13.51	20	0	0
D/W/P: 3.5 Concrete	5.70	99	0	0
Wood Frame	30.35	64	50	971
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,471

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1598 SF Floor Area = 1598 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,598		
			Total:	196,789	127,914

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,277	830
3 Fixture Bath		1	4,020	2,613

Water/Sewer	1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet		1	5,025	3,266

Porches	CCP (1 Story)	82	2,039	1,325
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Deck	Treated Wood	400	5,640	3,666
	Treated Wood	348	5,150	3,347

Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	730	22,856	14,856
	Door Opener	1	473		307

Built-Ins	Appliance Allow.	1	2,394	1,556
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Breezeways	Frame Wall	43	2,561	1,665
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Totals: 252,433 164,081

Notes:

ECF (4031 RURAL) 1.200 => TCv: 196,897

Parcel Number: 45-006-031-033-00

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2022	Est. T.C.V.	006-031-033-00	=	262,868		
Est. TCV/Total Floor Area = 164.50, Most recent sale 06/01/2004 for 205,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	130,900	130,900	130,900	98,813	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	3,260	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	131,400	131,400	131,400	102,073	102,073	102,073

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Valuation Report

DB: 2022Ga

45-006-031-034-00	2022 Est. T.C.V.	ANDERSON PETER F TRUST
Property Class: 402		W TRUMBULL RD
Map #: 7	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 6500			40.00 Acres		6500 100	260,000
		40.00	Total Acres		Total Est. Land Value =	260,000

2022 Est. T.C.V. 006-031-034-00 = 260,000

Est. TCV/Total Floor Area = 162.70, Most recent sale 12/23/2021 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
150,000	150,000	150,000	37,611	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	1,241	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,000	130,000	130,000	38,852	38,852	0

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Valuation Report

DB: 2022Ga

45-006-031-034-15	2022 Est. T.C.V.	WHITE DAVID & MARY FAMILY TRUST
Property Class: 401		3710 W GLENWAY LN
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENWAY	100.00	404.00	1.0000	1.0000	1200	100	BROOKS LAKE	120,000
GLENWAY	76.11	404.00	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	45,666
GLENWAY	38.00	650.00	1.0000	1.0000	1200	0	EASEMENT	0
214 Actual Front Feet, 2.20 Total Acres Total Est. Land Value =								165,666

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1866 SF Floor Area = 1866 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,866		
Total:				219,919	193,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,124
3 Fixture Bath	1	4,020	3,538

Water/Sewer

1000 Gal Septic	1	4,209	3,704
Water Well, 100 Feet	1	5,025	4,422

Porches

WPP	36	1,517	1,335
WPP	936	12,833	11,293

Garages

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

Base Cost	617	22,508	19,807
Common Wall: 1 Wall	1	-2,324	-2,045
Door Opener	1	473	416

Built-Ins

Appliance Allow.	1	2,394	2,107
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Fireplaces

Interior 1 Story	1	4,619	4,065
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Totals: 276,470 243,306

Notes:

ECF (4031 RURAL) 1.200 => TCV: 291,967

2022 Est. T.C.V. 006-031-034-15 = 462,633

Est. TCV/Total Floor Area = 247.93, Most recent sale 09/17/2021 for 525,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
230,500	230,500	230,500	221,254	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	10,046	0

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Parcel Number: 45-006-031-034-15

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,300	231,300	231,300	228,555	231,300	0

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Valuation Report

DB: 2022Ga

45-006-031-034-17	2022 Est. T.C.V.	BROWN DAVID
Property Class: 401		3700 W GLENWAY LN
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENWAY	100.00	410.00	1.0000	1.0000	1200	100	BROOKS LAKE	120,000
GLENWAY	13.60	410.00	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	8,160
114 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								128,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	80	50	1,069
D/W/P: 4in Ren. Conc.	7.08	1200	0	0
D/W/P: 4in Ren. Conc.	7.08	2800	0	0
Wood Frame	24.95	100	50	1,247
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,816

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Hot Water
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	206,949	165,558

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	482	6,994	5,595
WPP	143	3,230	2,584
CCP (1 Story)	336	7,127	5,702
Foundation: Shallow	336	-1,532	-1,226

Deck

Treated Wood	322	4,898	3,918
Treated Wood	292	4,593	3,674

Garages

Class: C Exterior: Pole (Finished)

Storage Over Garage	392	4,661	3,729
Door Opener	1	473	378
Base Cost	1477	40,706	32,565

Class: C Exterior: Pole (Unfinished)

Door Opener	1	473	378
Base Cost	1968	41,072	32,858

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 1 Story	1	2,242	1,794
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Parcel Number: 45-006-031-034-17

Page: 2

Local Cost Items

GENERATOR

1

3,000

2,850

*95% Good

Totals:

341,811

273,897

Notes:

ECF (4031 RURAL) 1.200 => TCV: 328,676

2022 Est. T.C.V. 006-031-034-17 = 466,652

Est. TCV/Total Floor Area = 277.77, Most recent sale 10/15/1998 for 269,500

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

232,500 232,500 232,500 222,997 3.30

2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 800 0 0 7,358 0

2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

233,300 233,300 233,300 230,355 230,355 230,355

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Valuation Report

DB: 2022Ga

45-006-031-034-18	2022 Est. T.C.V.	KASMERKY JOHN T & HEATHER T
Property Class: 401		3690 W GLENWAY LN
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GLENWAY	100.00	1552.32	1.0000	1.0000	1200	100		120,000	
GLENWAY	10.00	1552.32	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	6,000	
110 Actual Front Feet, 3.92 Total Acres								Total Est. Land Value = 126,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.51	252	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,458		
1 Story	Siding	Overhang	34		
Total:				184,661	138,496

Other Additions/Adjustments

Recreation Room	1458	24,392	12,196
Basement, Outside Entrance, Below Grade	1	2,215	1,661

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	75	3,535	2,651
WPP	273	4,360	3,270

Deck

Treated Wood	118	2,517	1,888
Composite	240	4,152	3,114

Garages

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

Base Cost	576	19,279	14,459
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals:		267,898	194,825
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Valuation Report

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Parcel Number: 45-006-031-034-18

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Notes:

ECF (4031 RURAL) 1.200 => TCV: 233,790

2022 Est. T.C.V. 006-031-034-18	=	364,790				
Est. TCV/Total Floor Area = 244.50, Most recent sale 04/23/2004 for 330,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,000	189,000	189,000	175,743	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,600	0	0	5,799	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,400	182,400	182,400	181,542	181,542		0

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Valuation Report

DB: 2022Ga

45-006-031-034-19	2022 Est. T.C.V.	KASMERKY JOHN T & HEATHER T
Property Class: 402		W GLENWAY LN
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENWAY	76.50	586.49	1.0000	1.0000	1200	100	BROOKS LAKE	91,800
77 Actual Front Feet,	1.03	Total Acres			Total Est.		Land Value =	91,800

2022 Est. T.C.V. 006-031-034-19	=	91,800
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Est. TCV/Total Floor Area = 61.53, Most recent sale 04/23/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,900	45,900	45,900	33,152	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,094	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,900	45,900	45,900	34,246	34,246	0

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Valuation Report

DB: 2022Ga

45-006-031-034-20	2022 Est. T.C.V.	HAMPTON WILLIAM P TRUST
Property Class: 408		7212 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.56	1.0000	0.9494	10000	100		949,363
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								949,363

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	424	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1885 SF Floor Area = 1885 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,885		
Total:				176,007	96,804

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

CCP (1 Story)	60	1,411	776
CPP	85	1,427	785

Garages

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

Base Cost	444	14,288	7,858
Common Wall: 1 Wall	1	-1,770	-973
Door Opener	1	420	231

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 1 Story	1	4,067	2,237
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Totals: 210,744 115,909

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 220,227

2022 Est. T.C.V. 006-031-034-20 = 1,174,590

Est. TCV/Total Floor Area = 623.12, Most recent sale 08/17/1977 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
578,300	578,300	578,300	276,411	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	9,121	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-031-034-20

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587,300	587,300	587,300	285,532	285,532	0
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Valuation Report

DB: 2022Ga

45-006-031-034-31	2022 Est. T.C.V.	DUFF JAMES G & BEVERLY L
Property Class: 408		7200 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GRADE B 10K	200.00	403.33	0.7937	0.9922	10000	100		1,575,016
GRADE"D" 6000	16.00	403.33	0.8249	0.9896	6000	100		78,363
DUNNS 300	120.00	415.00	0.9382	1.0000	300	100	DUNNS FARM RD	33,775
BIG GLEN AREA			11.057	Acres	7,476	100		82,658
CONSERVATION			9.140	Acres	1,000	100		9,140
336 Actual Front Feet, 23.34 Total Acres Total Est. Land Value =								1,778,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	20.38	100	50	1,019
Fencing: Wd, Solid, 6 ft.	35.27	142	50	2,504
Fencing: Wd, Solid, 5 ft.	31.38	33	50	518
D/W/P: Asphalt Paving	3.77	660	0	0
D/W/P: Asphalt Paving	3.77	1400	0	0
D/W/P: Asphalt Paving	3.77	17000	0	0
D/W/P: Asphalt Paving	3.77	2250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				14,041

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

(11) Heating System: Forced Heat & Cool

Ground Area = 5749 SF Floor Area = 8152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	5,749		
1 Story	Siding	Overhang	966		
Total:				1,451,235	1,160,953

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	3,547	2,838
3 Fixture Bath	6	67,032	53,626

Water/Sewer

2000 Gal Septic	2	22,580	18,064
Water Well, 200 Feet	1	11,416	9,133

Porches

CCP (1 Story)	105	5,307	4,246
CCP (1 Story)	490	23,045	18,436
CPP	360	8,179	6,543
CGEP (1 Story)	336	32,165	25,732
CPP	769	15,903	12,722

Garages

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

Base Cost	966	72,817	58,254
Common Wall: 1 Wall	1	-3,702	-2,962
Door Opener	3	2,234	1,787

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

Door Opener	3	2,234	1,787
Base Cost	1349	96,400	77,120

Built-Ins

Parcel Number: 45-006-031-034-31

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Appliance Allow.	1	8,366	6,693
Fireplaces			
Interior 2 Story	1	9,411	7,529
2nd on Same Stack	1	5,810	4,648
Exterior 2 Story	1	11,590	9,272
Totals:		1,845,569	1,476,421

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 2,805,200

2022 Est. T.C.V. 006-031-034-31	=	4,598,193
Est. TCV/Total Floor Area = 564.06, Most recent sale 09/13/2004 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
2,264,400 2,264,400 2,264,400 1,838,992 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 34,700 0 0 60,686 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
2,299,100 2,299,100 2,299,100 1,899,678 1,899,678 1,899,678		

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Valuation Report

DB: 2022Ga

45-006-031-034-35	2022 Est. T.C.V.	DUFF JAMES G & BEVERLY L
Property Class: 409		S BIRCHWAY DR
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 15000	33.00	356.00	1.0000	1.0000	15000	5	NORTH CHANNEL PROPERTY - WATERWAY	24,750	
33 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =		24,750		

2022 Est. T.C.V. 006-031-034-35 = 24,750

Est. TCV/Total Floor Area = 3.04, Most recent sale 12/16/2009 for 25,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,400	12,400	12,400	12,400	3.30			

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,400	12,400	12,400	12,809	12,400	12,400

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Valuation Report

DB: 2022Ga

45-006-031-034-50	2022 Est. T.C.V.	BROOKHAVEN LTD
Property Class: 402		S BROOKS RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
COM CO 675	300.00	363.00	1.0000	1.0000	370	100		111,000	
COM CO 675	18.00	363.00	1.0000	1.0000	370	50	SURPLUS: ZONING 100 FT	3,330	
318 Actual Front Feet, 2.65 Total Acres								Total Est. Land Value =	114,330

2022 Est. T.C.V. 006-031-034-50 = 114,330

Est. TCV/Total Floor Area = 14.02

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,200	57,200	57,200	26,235	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	865	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,200	57,200	57,200	27,100	27,100	0	

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Valuation Report

DB: 2022Ga

45-006-031-035-01	2022 Est. T.C.V.	C&U POSTER ADVERTISING CO
Property Class: 408		7281 S BROOKS RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	200.38	378.25	0.8118	0.9827	10000	100		1,598,480
200 Actual Front Feet, 1.74 Total Acres Total Est. Land Value =								1,598,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	500	0	0
D/W/P: Asphalt Paving	2.68	4275	0	0
Wood Frame	24.01	126	50	1,512
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,966

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1998 SF Floor Area = 1998 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,998		
			Total:	222,735	144,778

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	830

Water/Sewer			
1000 Gal Septic	4	16,835	10,943
Water Well, 100 Feet	1	5,025	3,266

Porches			
WSEP (1 Story)	172	7,867	5,114
WCP (1 Story)	61	3,082	2,003

Deck			
Treated Wood w/Roof (Deck Portion)	60	1,694	1,101
Treated Wood w/Roof (Roof portion)	60	1,007	655
Treated Wood	102	2,245	1,459
Treated Wood	821	9,228	5,998

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	506	17,629	11,459
Common Wall: 1 Wall	1	-1,920	-1,248

Built-Ins			
Appliance Allow.	1	2,394	1,556

Totals: 289,098 187,914

Notes: 7281 HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 357,037

2022 Est. T.C.V. 006-031-035-01	=	1,963,483
Est. TCV/Total Floor Area = 982.72, Most recent sale 06/28/1996 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	966,900	966,900	966,900	233,919	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,800	0	0	7,719	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	981,700	981,700	981,700	241,638	241,638	0

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Valuation Report

DB: 2022Ga

45-006-031-035-11	2022 Est. T.C.V.	BROOKHAVEN LTD
Property Class: 201		7273 S BROOKS RD 5
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4125.4125 BIG GLEN LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS AVG	704.00	240.69	1.0000	1.0000	350	100		246,400
704 Actual Front Feet, 3.89 Total Acres Total Est. Land Value =								246,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	96	1	22
Total Estimated Land Improvements True Cash Value =				22

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

(11) Heating System: Space Heater
Ground Area = 559 SF Floor Area = 559 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	559		
Total:			59,867	38,912	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	692		
Porches					
CPP	86	1,438	935		
Deck					
Treated Wood	116	2,427	1,578		
Built-Ins					
Appliance Allow.	1	1,673	1,087		
Totals:			66,469	43,204	

Notes: 7273 UNIT1

ECF (2201 COMMERCIAL) 1.650 => TCV: 71,287

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Space Heater
Ground Area = 536 SF Floor Area = 536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	536		
Total:			57,670	37,486	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	692		
Porches					
CSEP (1 Story)	90	3,473	2,257		
Built-Ins					
Appliance Allow.	1	1,673	1,087		

Parcel Number: 45-006-031-035-11

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	Totals:	63,880	41,522
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Notes: 7261 UNIT 2

ECF (2201 COMMERCIAL) 1.650 => TCV: 68,512

Cost Est. for Res. Bldg: 3	Single Family	1 STORY	Cls CD	Blt 1950
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(11) Heating System: Space Heater

Ground Area = 553 SF Floor Area = 553 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	553		
			Total:	59,293	38,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
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Deck

Treated Wood	256	4,119	2,677
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Totals:	66,149	42,996
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Notes: 7253 UNIT 3

ECF (2201 COMMERCIAL) 1.650 => TCV: 70,943

Cost Est. for Res. Bldg: 4	Single Family	1 STORY	Cls CD	Blt 1950
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(11) Heating System: Space Heater

Ground Area = 530 SF Floor Area = 530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	530		
			Total:	57,099	37,114

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
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Deck

Treated Wood	201	3,503	2,277
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Totals:	63,339	41,170
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Notes: 7549 UNIT 4

ECF (2201 COMMERCIAL) 1.650 => TCV: 67,930

Cost Est. for Res. Bldg: 5	Single Family	1 STORY	Cls CD	Blt 1950
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(11) Heating System: Space Heater

Ground Area = 675 SF Floor Area = 675 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	675		
			Total:	70,722	45,969

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	692	

Deck					
Treated Wood		250	4,050	2,632	

Built-Ins					
Appliance Allow.		1	1,673	1,087	

Totals:	77,509	50,380
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Notes: 7241 UNIT 5

ECF (2201 COMMERCIAL) 1.650 => TCV: 83,127

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014
Description of Occupancy: OLD TENNIS COURT

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	2	884

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 1,238

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,238

2022 Est. T.C.V. 006-031-035-11 = 609,459

Est. TCV/Total Floor Area = 213.62, Most recent sale 08/14/1989 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
304,900	304,900	304,900	204,086	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	6,734	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,700	304,700	304,700	210,820	210,820	0

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Valuation Report

DB: 2022Ga

45-006-031-036-00	2022 Est. T.C.V.	BROOK PINES LLC
Property Class: 401		3707 W GLENWAY LN
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENWAY	100.00	279.97	1.0000	1.0000	1200	100	BROOKS LAKE	120,000
BROOKS LAKE	120.00	279.97	1.0000	1.0000	650	100	SURPLUS: ZONING 100 FT	78,000
220 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =								198,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.95	24	50	407

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,907

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

(11) Heating System: Electric Baseboard

Ground Area = 988 SF Floor Area = 1482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	988		
			Total:	148,347	96,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	91	2,108	1,370
Treated Wood	20	790	513
Treated Wood w/Roof (Deck Portion)	16	632	411
Treated Wood w/Roof (Roof portion)	16	311	202

Balcony

Wood Balcony	46	1,622	1,054
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Wood Stove	1	2,208	1,435
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Totals: 168,923 109,799

Notes:

ECF (4031 RURAL) 1.200 => TCV: 131,759

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 0 SF Floor Area = 412 SF.

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

Building Areas

Parcel Number: 45-006-031-036-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	412		
Total:				30,982	17,040

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	702

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			550	20,818	11,450
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1132	34,786	19,132

Built-Ins

Appliance Allow.			1	2,394	1,317
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Fireplaces

Wood Stove			1	2,208	1,214
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Totals: 92,465 50,855

Notes: 3705

ECF (4031 RURAL) 1.200 => TCV: 61,026

2022 Est. T.C.V. 006-031-036-00 = 393,692

Est. TCV/Total Floor Area = 207.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,300	196,300	196,300	175,476	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	5,790	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,800	196,800	196,800	181,266	181,266	0	

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Valuation Report

DB: 2022Ga

45-006-031-037-00	2022 Est. T.C.V.	SZEEZIL JENNIFER BERNSEN
Property Class: 401		6965 S DUNNS FARM RD
Map #: 5,2	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
TRUMBULL AVG	100.00	212.00	0.8263	0.7674	360	100		22,829	
TRUMBULL AVG	72.46	212.00	0.8263	0.7674	360	50	SURPLUS: ZONING 100 FT	8,271	
172 Actual Front Feet, 0.84 Total Acres					Total Est. Land Value =			31,099	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	2200	0	0
Wood Frame	20.76	264	50	2,740
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,358

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
			Total:	121,853	79,204

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,440
Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266
Porches			
CPP	48	1,016	660
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	900	26,658	17,328
Built-Ins			
Appliance Allow.	1	2,394	1,556
Fireplaces			
Interior 1 Story	1	4,619	3,002
Totals:		173,286	112,635

Notes:

ECF (4031 RURAL) 1.200 => TCV: 135,162

2022 Est. T.C.V. 006-031-037-00		=	172,619
Est. TCV/Total Floor Area = 189.28, Most recent sale 12/01/2006 for 142,900			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
85,800	85,800	85,800	73,428 3.30
2022	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 45-006-031-037-00

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0	500	0	0	2,423	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,300	86,300	86,300	75,851	75,851	0

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Valuation Report

DB: 2022Ga

45-006-031-038-00	2022 Est. T.C.V.	ANDERSON PETER F TRUST
Property Class: 401		3023 W TRUMBULL RD
Map #: 4	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 6500		40.00 Acres	6500	100		260,000
		40.00 Total Acres	Total Est. Land Value =			260,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,000

Cost Est. for Res. Bldg: 1	Single Family	1 STORY	Cls CD	Blt 1940
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(11) Heating System: Forced Air w/ Ducts
Ground Area = 1076 SF Floor Area = 1076 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,076		
		Total:		108,729	65,238

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	638	

Water/Sewer					
1000 Gal Septic		1	3,937	2,362	
Water Well, 100 Feet		1	4,880	2,928	

Porches					
CGEP (1 Story)		54	3,804	2,282	

Built-Ins					
Appliance Allow.		1	1,673	1,004	

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		1152	28,708	17,225	
		Totals:	152,795	91,677	

Notes:

ECF (4031 RURAL) 1.200 => TCV: 110,012

2022 Est. T.C.V. 006-031-038-00	=	375,012
Est. TCV/Total Floor Area = 348.52, Most recent sale 12/23/2021 for 0		
2021 Assessed	MBOR	S.E.V.
207,200	207,200	207,200
		Base for Cap
		C.P.I.
		91,948
		3.30
2022 New Eq. Adjustment	Loss	Additions
0	-19,700	0
		Tax Adjustment
		3,034
		Losses
		0
2022 Assessed	MBOR	S.E.V.
187,500	187,500	187,500
		Capped
		->Taxable<-
		94,982
		PRE/MBT
		0

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Valuation Report

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45-006-031-039-10	2022 Est. T.C.V.	LANPHIER LAURA R TRUST
Property Class: 408		7698 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	751.02	0.9941	1.0892	10000	100		1,082,703
GRADE B 10K	2.00	751.02	0.9941	1.0892	10000	50	SURPLUS: ZONING 100 FT	10,827
102 Actual Front Feet, 1.76 Total Acres Total Est. Land Value =								1,093,530

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	2000	0	0
D/W/P: 3.5 Concrete	5.70	54	0	0
D/W/P: 3.5 Concrete	5.70	74	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 1973 SF Floor Area = 2970 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,973		
0.5 Story	Siding	Overhang	20		
Total:				299,424	209,592

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	2,814
Separate Shower	1	1,176	823

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	36	2,199	1,539
WCP (1 Story)	9	588	412

Deck

Treated Wood	267	4,333	3,033
Treated Wood	94	2,144	1,501
Treated Wood	327	4,951	3,466

Balcony

Wood Balcony	47	1,657	1,160
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Garages

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

Base Cost	706	22,324	15,627
Common Wall: 1 Wall	1	-1,920	-1,344
Door Opener	1	473	331

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

Base Cost	874	28,816	20,171
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 2 Story	1	6,942	4,859
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Totals:	389,701	272,785
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 518,292

2022 Est. T.C.V. 006-031-039-10 = 1,616,822

Est. TCV/Total Floor Area = 544.38, Most recent sale 09/14/2020 for 1,750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
787,200	787,200	787,200	787,200	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,200	0	0	21,200	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
808,400	808,400	808,400	813,177	808,400	808,400

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Valuation Report

DB: 2022Ga

45-006-031-039-20	2022 Est. T.C.V.	DUTMERS FAMILY PARTNERSHIP
Property Class: 408		7706 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	300.00	644.84	0.6756	1.0645	10000	100		2,157,707
GRADE B 10K	69.51	644.84	0.6756	1.0645	10000	50	SURPLUS: ZONING 100 FT	249,970
OFF WATER RURAL TYPE		7.45 Acres			6500	100		48,425
370 Actual Front Feet, 12.92 Total Acres Total Est. Land Value =								2,456,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.69	3027	0	0
D/W/P: 3.5 Concrete	7.12	1152	0	0
D/W/P: Asphalt Paving	3.40	2550	0	0
D/W/P: Patio Blocks	18.14	509	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

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

(11) Heating System: Electric Baseboard
Ground Area = 3790 SF Floor Area = 7580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Wood Bsmnt.	2,885		
2 Story	Siding	Wood Bsmnt.	905		
Total:				968,482	629,515

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	2	18,088	11,757

Water/Sewer

1000 Gal Septic	2	10,581	6,878
Water Well, 100 Feet	2	11,329	7,364

Porches

CGEP (1 Story)	144	12,825	8,336
WGEP (1 Story)	364	29,109	18,921
WPP	137	4,389	2,853
WPP	55	2,652	1,724

Garages

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

Door Opener	4	2,648	1,721
Base Cost	1901	82,827	53,838

Built-Ins

Appliance Allow.	1	5,926	3,852
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Fireplaces

Exterior 2 Story	2	20,391	13,254
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Lump Sum Items

TENNIS COURT		5,000	3,250
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Totals: 1,177,114 765,127

Notes: 7758 RESIDENCE

Parcel Number: 45-006-031-039-20

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ECF (4134 BIG GLEN) 1.900 => TCV: 1,453,741

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

(11) Heating System: Wall/Floor Furnace
Ground Area = 828 SF Floor Area = 828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	828		
Total:				79,076	43,491

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,808	1,544

Deck					
Treated Wood			280	4,273	2,350

Built-Ins					
Appliance Allow.			1	1,418	780

Totals:				87,575	48,165
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Notes: RENTAL ''YELLOWHOUSE"#4: MIDDLE OF 3 LAKE SIDE BLDGS, WEST OF RESI

ECF (4134 BIG GLEN) 1.900 => TCV: 91,514

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1166 SF Floor Area = 1166 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,166		
Total:				116,553	81,588

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	745

Deck					
Treated Wood			443	5,896	4,127

Built-Ins					
Appliance Allow.			1	1,673	1,171

Totals:				125,186	87,631
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Notes: RENTAL ''KOZY NOOK" 7700: AT SHORE NORTH MOST NEAR DRAIN FIELD & ADJ NORTH PARCEL.

ECF (4134 BIG GLEN) 1.900 => TCV: 166,499

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls D Blt 1900

(11) Heating System: Wall/Floor Furnace
Ground Area = 468 SF Floor Area = 468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	468		
			Total:	45,682	25,124

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	887	488

Deck					
Treated Wood			158	2,936	1,615
Treated Wood			48	1,432	788

Built-Ins					
Appliance Allow.			1	1,418	780

Totals: 52,355 28,795

Notes: RENTAL ''NEW COTTAGE'' 7730

ECF (4134 BIG GLEN) 1.900 => TCV: 54,711

Cost Est. for Res. Bldg: 5 Single Family GARAGE Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-5,911	-5,852
2 Fixture Bath			1	3,960	3,920

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener			2	1,182	1,170
Base Cost			1083	51,248	50,736

Totals: 50,479 49,974

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 94,951

Cost Est. for Res. Bldg: 6 Single Family GARAGE Cls BC Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-5,911	-5,615

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener			2	1,182	1,123
Base Cost			1453	68,756	65,318

Totals: 64,027 60,826

Parcel Number: 45-006-031-039-20

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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 115,569

2022 Est. T.C.V. 006-031-039-20	=	4,443,087				
Est. TCV/Total Floor Area = 442.45, Most recent sale 07/19/1984 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,146,700	2,146,700	2,146,700	634,899	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	74,800	0	0	20,951	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,221,500	2,221,500	2,221,500	655,850	655,850		0

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Valuation Report

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45-006-031-039-30	2022 Est. T.C.V.	DUTMERS FAMILY PARTNERSHIP
Property Class: 402		S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ACREAGE TABLE 4031			16.560 Acres		7,500 100	124,200
		16.56	Total Acres		Total Est. Land Value =	124,200

2022 Est. T.C.V. 006-031-039-30	=	124,200
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Est. TCV/Total Floor Area = 12.37

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,100	62,100	62,100	9,523	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	314	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,100	62,100	62,100	9,837	9,837	0	

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Valuation Report

DB: 2022Ga

45-006-031-039-40	2022 Est. T.C.V.	LANPHIER LAURA R TRUST
Property Class: 408		7700 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	700.00	1.0000	1.0777	10000	100		1,077,721
100 Actual Front Feet, 1.61 Total Acres					Total Est. Land Value =			1,077,721

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2534 SF Floor Area = 5252 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,534		
1 Story	Siding	Overhang	721		
1 Story	Siding	Overhang	97		
		Total:		572,768	567,039

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	4	23,644	23,408
2 Fixture Bath	1	3,960	3,920

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 100 Feet	1	5,403	5,349

Porches

CSEP (1 Story)	595	25,347	25,094
CPP	435	7,478	7,403
CCP (1 Story)	62	2,015	1,995
CCP (1 Story)	97	3,028	2,998

Garages

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

Base Cost	721	38,530	38,145
Common Wall: 1 Wall	1	-2,697	-2,670
Door Opener	2	1,182	1,170

Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Interior 2 Story	1	7,349	7,276
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Totals: 702,902 695,873

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,322,159
90% Completed => Est. True Cash Value 2022 = 1,189,943

2022 Est. T.C.V. 006-031-039-40 = 2,267,664

Est. TCV/Total Floor Area = 431.77, Most recent sale 08/21/2019 for 2,000,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
596,200	596,200	596,200	561,495	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
532,400	5,200	0	532,400	18,529	
0				0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,133,800	1,133,800	1,133,800	1,112,424	1,112,424	1,112,424

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45-006-031-039-50	2022 Est. T.C.V.	DUTMERS FAMILY PARTNERSHIP
Property Class: 409		S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GRADE B 10K	100.00	600.00	1.0000	1.0531	10000	100	1,053,087
100 Actual Front Feet, 1.38 Total Acres					Total Est. Land Value =		1,053,087

2022 Est. T.C.V. 006-031-039-50 = 1,053,087

Est. TCV/Total Floor Area = 200.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
526,500	526,500	526,500	197,497	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	6,517	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
526,500	526,500	526,500	204,014	204,014	0	

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Valuation Report

DB: 2022Ga

45-006-031-039-60	2022 Est. T.C.V.	DUTMERS FAMILY PARTNERSHIP
Property Class: 408		7714 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	225.00	1.0000	0.9090	10000	100		909,011
100 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =			909,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.12	80	0	0
D/W/P: Flagstone/Sand	25.47	280	0	0
D/W/P: Asphalt Paving	3.40	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1986

(11) Heating System: Forced Heat & Cool
Ground Area = 1778 SF Floor Area = 3916 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,778		
1 Story	Siding	Overhang	360		
		Total:		513,617	410,849

Other Additions/Adjustments

Exterior				
Brick Veneer	83	1,600	1,280	

Plumbing				
Average Fixture(s)	1	2,867	2,294	
3 Fixture Bath	1	9,044	7,235	

Water/Sewer				
1000 Gal Septic	1	5,290	4,232	
Water Well, 100 Feet	1	5,664	4,531	

Porches				
CCP (1 Story)	144	4,857	3,886	
CSEP (1 Story)	378	18,428	14,742	
WCP (1 Story)	252	11,695	9,356	
WCP (1 Story)	24	1,969	1,575	

Deck				
Treated Wood	52	1,717	1,374	

Garages				
Class: B Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	720	45,612	36,490	
Common Wall: 1/2 Wall	1	-1,577	-1,262	
Door Opener	2	1,324	1,059	

Built-Ins				
Appliance Allow.	1	5,926	4,741	

Fireplaces				
Interior 2 Story	1	8,308	6,646	
2nd on Same Stack	1	5,229	4,183	

Parcel Number: 45-006-031-039-60

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Totals: 641,570 513,211

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 975,101

2022 Est. T.C.V. 006-031-039-60 = 1,889,112

Est. TCV/Total Floor Area = 482.41

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
932,600	932,600	932,600	436,943	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	14,419	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
944,600	944,600	944,600	451,362	451,362	0	

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Valuation Report

DB: 2022Ga

45-006-031-040-00	2022 Est. T.C.V.	GROVER JEFFREY P & LORI L
Property Class: 408		7600 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	1016.40	0.9772	1.1397	10000	100		1,113,715
GRADE B 10K	8.00	1016.40	0.9772	1.1397	10000	50	SURPLUS: ZONING 100 FT	44,549
OFF WATER 1/7UND INT EASE	1.50 Acres				1	100	UND 1/7 INT: EASEMENT PARCEL	2
108 Actual Front Feet, 4.02 Total Acres							Total Est. Land Value =	1,158,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	432	50	8,022
D/W/P: 3.5 Concrete	5.70	630	0	0
D/W/P: 3.5 Concrete	5.70	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				13,022

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = 1365 SF Floor Area = 2042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,145		
1 Story	Siding	Crawl Space	220		
1 Story	Siding	Overhang	105		
		Total:		217,161	130,304

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CGEP (1 Story)	223	11,643	6,986
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Garages

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

Base Cost	411	15,240	9,144
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	2	946	568

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

Base Cost	832	25,068	15,041
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 2 Story	1	5,751	3,451
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Totals: 293,504 176,110

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 334,609

Parcel Number: 45-006-031-040-00

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2022	Est. T.C.V.	006-031-040-00	=	1,505,897		
Est. TCV/Total Floor Area = 737.46, Most recent sale 07/25/2012 for 1,025,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	738,900	738,900	738,900	639,799	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	21,113	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	752,900	752,900	752,900	660,912	660,912	0

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Valuation Report

DB: 2022Ga

45-006-031-041-00	2022 Est. T.C.V.	KLINGAMAN THOMAS AT EL
Property Class: 408		7620 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	600.00	0.9772	1.0531	10000	100		1,029,052
GRADE B 10K	8.00	0.00	0.9772	0.0000	10000	50	SURPLUS: ZONING 100 FT	0
OFF WATER 1/7UND INT EASE	1.50	Acres	1	100	UND 1/7 INT: EASEMENT PARCEL			2
108 Actual Front Feet, 2.88 Total Acres					Total Est. Land Value =			1,029,054

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2625	0	0
D/W/P: Patio Blocks	13.51	35	0	0
D/W/P: Patio Blocks	13.51	16	0	0
Wood Frame	31.10	59	50	917
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,917

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1970

(11) Heating System: Forced Heat & Cool
Ground Area = 1721 SF Floor Area = 2893 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,140		
1 Story	Siding	Crawl Space	581		
1 Story	Siding	Overhang	32		
		Total:		294,428	191,389

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225
2 Fixture Bath	1	2,690	1,748
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	621	8,973	5,832
WCP (1 Story)	207	7,096	4,612

Deck

Treated Wood	361	5,278	3,431
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Balcony

Wood Balcony	37	1,304	848
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	741	23,097	15,013
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-031-041-00

Page: 2

Interior 2 Story	1	5,751	3,738
Prefab 2 Story	1	2,742	1,782
Totals:		373,952	243,077

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 461,846

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 896 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	896		
			Total:	141,082	91,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
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Porches

WCP (1 Story)	32	2,027	1,318
WCP (1 Story)	14	914	594

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 2 Story	1	2,742	1,782
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Totals: 158,665 103,133

Notes: 2ND DWELLING

ECF (4134 BIG GLEN) 1.900 => TCV: 195,953

2022 Est. T.C.V. 006-031-041-00 = 1,692,770

Est. TCV/Total Floor Area = 399.52, Most recent sale 11/27/1982 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
833,200	833,200	833,200	745,544	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	24,602	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
846,400	846,400	846,400	770,146	770,146	700,833	

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Valuation Report

DB: 2022Ga

45-006-031-041-10	2022 Est. T.C.V.	KLINGAMAN THOMAS AT EL
Property Class: 402		S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	100.00	450.00	1.0000	1.0000	500	100	LOCATION	50,000
100 Actual Front Feet,	1.03	Total Acres			Total Est.		Land Value =	50,000

2022 Est. T.C.V. 006-031-041-10	=	50,000
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Est. TCV/Total Floor Area = 11.80

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	22,211	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	732	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	22,943	22,943	22,943	

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Valuation Report

DB: 2022Ga

45-006-031-042-00	2022 Est. T.C.V.	PICARD PETER
Property Class: 408		7642 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE B 10K	100.00	476.37	0.9766	1.0173	10000	54	INTEREST SPLIT	536,457	
GRADE B 10K	8.22	476.37	0.9766	1.0173	10000	27	INT SPLIT/EXCES	22,048	
DUNNS 300	202.26	467.37	0.9727	1.0000	300	54	INTEREST SPLIT	31,873	
OFF WATER 1/7UND INT EASE		1.50	Acres		1	54	UND 1/7 INT: EASEMENT PARCEL& INT SPLIT		1
108 Actual Front Feet, 4.85 Total Acres								Total Est. Land Value =	590,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 2328 SF Floor Area = 4075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/54/40.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	540		
1.25 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	1300		
Total:				392,114	158,803

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	517
3 Fixture Bath	2	8,039	3,256
Separate Shower	1	1,176	476

Water/Sewer

1000 Gal Septic	1	4,209	1,705
Water Well, 100 Feet	1	5,025	2,035

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	960	28,061	11,365	
Door Opener	1	473	192	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall	1	-2,324	-941	
Door Opener	2	946	383	
Base Cost	1300	39,949	16,179	

Built-Ins

Appliance Allow.	1	2,394	970
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Fireplaces

Exterior 2 Story	2	13,885	5,623
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Deck

Treated Wood	720	8,093	3,278
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Totals: 503,317 203,841

Notes:

Parcel Number: 45-006-031-042-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 387,298

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

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/54 /54.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	100	44,208

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 61,891

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,891

2022 Est. T.C.V. 006-031-042-00 = 1,044,568

Est. TCV/Total Floor Area = 256.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
504,200	504,200	504,200	224,323	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,100	0	0	7,402	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
522,300	522,300	522,300	231,725	231,725	231,725	

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Valuation Report

DB: 2022Ga

45-006-031-042-01	2022 Est. T.C.V.	PICARD PETER
Property Class: 408		7642 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE B 10K	100.00	474.37	0.9766	1.0166	10000	20	INTEREST SPLIT	198,563	
GRADE B 10K	8.22	474.37	0.9766	1.0166	10000	10	INT SPLIT/EXCES	8,161	
DUNNS 300	202.26	474.37	0.9727	1.0000	300	20	INTEREST SPLIT	11,805	
OFF WATER 1/7UND INT EASE		1.50	Acres		1	20	UND 1/7 INT: EASEMENT PARCEL& INT SPLIT		0
108 Actual Front Feet, 4.88 Total Acres								Total Est. Land Value =	218,528

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 2328 SF Floor Area = 4075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/20/15
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	540		
1.25 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	1300		
Total:				392,114	58,802

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	192
3 Fixture Bath	2	8,039	1,206
Separate Shower	1	1,176	176

Water/Sewer

1000 Gal Septic	1	4,209	631
Water Well, 100 Feet	1	5,025	754

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	960	28,061	4,209
Door Opener	1	473	71
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,324	-349
Door Opener	2	946	142
Base Cost	1300	39,949	5,992

Built-Ins

Appliance Allow.	1	2,394	359
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Fireplaces

Exterior 2 Story	2	13,885	2,083
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Deck

Treated Wood	720	8,093	1,214
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Totals:	503,317	75,482
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Notes:

Parcel Number: 45-006-031-042-01

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ECF (4134 BIG GLEN) 1.900 => TCV: 143,416

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

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/20 /20.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	100	44,208

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 61,891

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,891

2022 Est. T.C.V. 006-031-042-01 = 428,835

Est. TCV/Total Floor Area = 105.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,300	206,300	206,300	151,034	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	4,984	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,400	214,400	214,400	156,018	156,018	156,018	

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Valuation Report

DB: 2022Ga

45-006-031-042-02	2022 Est. T.C.V.	PICARD PETER
Property Class: 408		7642 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE B 10K	100.00	476.37	0.9766	1.0173	10000	16	INTEREST SPLIT	158,950	
GRADE B 10K	8.22	476.37	0.9766	1.0173	10000	8	INT SPLIT/EXCES	6,533	
DUNNS 300	202.26	467.37	0.9727	1.0000	300	16	INTEREST SPLIT	9,444	
OFF WATER 1/7UND INT EASE		1.50 Acres			1	16	UND 1/7 INT: EASEMENT PARCEL & INT SPLIT		0
108 Actual Front Feet, 4.85 Total Acres								Total Est. Land Value =	174,927

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 2328 SF Floor Area = 4075 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/16/12

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	540		
1.25 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	1300		
Total:				392,114	47,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	153
3 Fixture Bath	2	8,039	965
Separate Shower	1	1,176	141

Water/Sewer

1000 Gal Septic	1	4,209	505
Water Well, 100 Feet	1	5,025	603

Garages

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

Base Cost	960	28,061	3,367
Door Opener	1	473	57

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

Common Wall: 1 Wall	1	-2,324	-279
Door Opener	2	946	114
Base Cost	1300	39,949	4,794

Built-Ins

Appliance Allow.	1	2,394	287
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Fireplaces

Exterior 2 Story	2	13,885	1,666
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Deck

Treated Wood	720	8,093	971
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Totals:	503,317	60,382
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Notes:

Parcel Number: 45-006-031-042-02

Page: 2

ECF (4134 BIG GLEN) 1.900 => TCV: 114,726

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

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/16 /16.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	100	44,208

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 61,891

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,891

2022 Est. T.C.V. 006-031-042-02 = 356,544

Est. TCV/Total Floor Area = 87.50

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
171,300	171,300	171,300	130,734	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	0	4,314	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,300	178,300	178,300	135,048	135,048	135,048

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Valuation Report

DB: 2022Ga

45-006-031-042-03	2022 Est. T.C.V.	PICARD GUY F ET AL
Property Class: 408		7642 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE B 10K	100.00	476.37	0.9766	1.0173	10000	10	INTEREST SPLIT	99,344	
GRADE B 10K	8.22	476.37	0.9766	1.0173	10000	5	INT SPLIT/EXCES	4,083	
DUNNS 300	202.26	476.37	0.9727	1.0000	300	10	INTEREST SPLIT	5,902	
OFF WATER 1/7UND INT EASE		1.50	Acres		1	10	UND 1/7 INT: EASEMENT PARCEL & INT SPLIT		0
108 Actual Front Feet, 4.89 Total Acres								Total Est. Land Value =	109,329

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 2328 SF Floor Area = 4075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/10/7.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	540		
1.25 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	1300		
Total:				392,114	29,419

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	96
3 Fixture Bath	2	8,039	603
Separate Shower	1	1,176	88

Water/Sewer

1000 Gal Septic	1	4,209	316
Water Well, 100 Feet	1	5,025	377

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	960	28,061	2,105	
Door Opener	1	473	35	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall	1	-2,324	-174	
Door Opener	2	946	71	
Base Cost	1300	39,949	2,996	

Built-Ins

Appliance Allow.	1	2,394	180
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Fireplaces

Exterior 2 Story	2	13,885	1,041
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Deck

Treated Wood	720	8,093	607
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Totals: 503,317 37,760

Notes:

Parcel Number: 45-006-031-042-03

Page: 2

ECF (4134 BIG GLEN) 1.900 => TCV: 71,744

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

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/10 /10.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	100	44,208

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 61,891

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,891

2022 Est. T.C.V. 006-031-042-03 = 247,964

Est. TCV/Total Floor Area = 60.85

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,800	118,800	118,800	81,640	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	2,694	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,000	124,000	124,000	84,334	84,334	84,334	

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Valuation Report

DB: 2022Ga

45-006-031-043-00	2022 Est. T.C.V.	BRADY DONALD & GERALDINE
Property Class: 408		7674 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	900.00	0.9855	1.1191	10000	100		1,102,862
GRADE B 10K	5.00	900.00	0.9855	1.1191	10000	50	SURPLUS: ZONING 100 FT	27,572
OFF WATER	1/7UND INT EASE	1.50 Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	2
105 Actual Front Feet, 3.67 Total Acres Total Est. Land Value =								1,130,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				133,086	79,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

WPP	336	4,321	2,593
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Deck

Treated Wood	30	1,140	684
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Balcony

Wood Balcony	85	2,729	1,637
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Garages

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

Base Cost	768	21,074	12,644
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Exterior 2 Story	1	6,100	3,660
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Totals: 183,344 110,006

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 209,012

2022 Est. T.C.V. 006-031-043-00	=	1,340,948
Est. TCV/Total Floor Area = 886.87		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-031-043-00

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2022	661,900	661,900	661,900	271,657	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	8,964	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	670,500	670,500	670,500	280,621	280,621	0

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Valuation Report

DB: 2022Ga

45-006-031-044-00	2022 Est. T.C.V.	DEAN WILLIAM E TRUST
Property Class: 408		7682 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	850.00	0.9855	1.1096	10000	100		1,093,447
GRADE B 10K	5.00	850.00	0.9855	1.1096	10000	50	SURPLUS: ZONING 100 FT	27,336
OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	2
105 Actual Front Feet, 3.55 Total Acres							Total Est. Land Value =	1,120,785

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.00	120	50	1,860

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,860

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 1696 SF Floor Area = 3152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,456		
1 Story	Siding	Crawl Space	176		
1 Story	Siding	Slab	64		
Total:				409,893	266,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WGEP (1 Story)	176	14,914	9,694
CPP	72	1,685	1,095

Deck

Treated Wood	543	7,309	4,751
Treated Wood	168	3,385	2,200
Treated Wood w/Roof (Deck Portion)	12	501	326
Treated Wood w/Roof (Roof portion)	12	298	194

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
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Totals: 468,442 304,487

Notes: REMODEL YEAR UNKNOWN, NO PERMITS ON FILE, 1988 ESTIMATED REMODEL

ECF (4134 BIG GLEN) 1.900 => TCV: 578,525

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Electric Baseboard

Parcel Number: 45-006-031-044-00

Page: 2

Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	67,579	43,927

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	830

Water/Sewer					
1000 Gal Septic			1	4,209	2,736

Deck					
Treated Wood			32	1,215	790

Built-Ins					
Appliance Allow.			1	2,394	1,556

Totals: 76,674 49,839

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 94,694

2022 Est. T.C.V. 006-031-044-00 = 1,800,864

Est. TCV/Total Floor Area = 483.06

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
889,800	889,800	889,800	432,413	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	14,269	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
900,400	900,400	900,400	446,682	446,682	0

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Valuation Report

DB: 2022Ga

45-006-031-045-00	2022 Est. T.C.V.	GOOD TRUST & DILLION TRUST &
Property Class: 408		7694 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	800.00	0.9855	1.0995	10000	100		1,083,549
GRADE B 10K	5.00	800.00	0.9855	1.0995	10000	50	SURPLUS: ZONING 100 FT	27,089
OFF WATER 1/7UND INT EASE	1.50	Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	2
105 Actual Front Feet, 3.43 Total Acres							Total Est. Land Value =	1,110,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1500	0	0
Wood Frame	23.69	135	50	1,599
Wood Frame	19.60	393	100	7,703

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	50	2,500
Total Estimated Land Improvements True Cash Value =				11,802

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	640		
1 Story	Siding	Overhang	44		
		Total:		173,320	112,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	660	7,834	5,092
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
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Totals: 206,520 134,238

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 255,052

2022 Est. T.C.V. 006-031-045-00 = 1,377,493

Est. TCV/Total Floor Area = 814.12

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
677,900	677,900	677,900	279,582	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	9,226	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-031-045-00			Page: 2		
688,700	688,700	688,700	288,808	288,808	0

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Valuation Report

DB: 2022Ga

45-006-031-046-01	2022 Est. T.C.V.	JOHNSON FAMILY PARTNERSHIP EAST
Property Class: 402		S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4019 SEC 1 6500			37.83 Acres		6500 100		245,869
			37.83 Total Acres		Total Est. Land Value =		245,869

2022 Est. T.C.V. 006-031-046-01	=	245,869
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Est. TCV/Total Floor Area = 145.31

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,800	141,800	141,800	92,922	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-18,900	0	0	3,066	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,900	122,900	122,900	95,988	95,988	0

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Valuation Report

DB: 2022Ga

45-006-031-046-10	2022 Est. T.C.V.	JOHNSON FAMILY PARTNERSHIP WEST
Property Class: 408		7758 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	200.00	450.20	0.7747	1.0087	10000	100		1,562,913
GRADE B 10K	34.15	450.20	0.7747	1.0087	10000	50	SURPLUS: ZONING 100 FT	133,434
234 Actual Front Feet, 2.42 Total Acres Total Est. Land Value =								1,696,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	458	0	0
D/W/P: 3.5 Concrete	5.00	180	0	0
D/W/P: 3.5 Concrete	5.00	300	0	0
D/W/P: 3.5 Concrete	5.00	225	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C -5 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1488 SF Floor Area = 2676 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,188		
1 Story	Siding	Crawl Space	300		
Total:				252,618	151,536

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck			
Treated Wood	330	4,980	2,988

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
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Totals: 284,155 170,457

Notes: RESIDENCE 7706

ECF (4134 BIG GLEN) 1.900 => TCV: 323,868

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Parcel Number: 45-006-031-046-10

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
			Total:	118,451	76,993

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	692	

Water/Sewer					
1000 Gal Septic		1	3,937	2,559	

Deck					
Treated Wood		64	1,713	1,113	
Treated Wood		276	4,330	2,814	

Built-Ins					
Appliance Allow.		1	1,673	1,087	

Totals: 131,168 85,258

Notes: RENTAL 7732 THE BUNGALOW. AT THE WATER IN CENTER BETWEEN PARCEL LINES.

ECF (4134 BIG GLEN) 1.900 => TCV: 161,990

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 575 SF Floor Area = 575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	575		
			Total:	55,328	30,430

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	887	488	

Water/Sewer					
1000 Gal Septic		1	3,689	2,029	

Deck					
Treated Wood		106	2,205	1,213	

Built-Ins					
Appliance Allow.		1	1,418	780	

Totals: 63,527 34,940

Notes: RENTAL "NEW COTTAGE" 7730

ECF (4134 BIG GLEN) 1.900 => TCV: 66,386

2022 Est. T.C.V. 006-031-046-10 = 2,253,591

Est. TCV/Total Floor Area = 506.31

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,109,900	1,109,900	1,109,900	353,084	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	11,651	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,126,800	1,126,800	1,126,800	364,735	364,735	0	

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Valuation Report

DB: 2022Ga

45-006-031-047-00	2022 Est. T.C.V.	HICKS CHARLES P & KATHLEEN R
Property Class: 401		7271 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	128.70	175.00	0.9155	0.6972	360	100		29,573
193 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								29,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	35.02	48	0	0
D/W/P: Asphalt Paving	2.68	196	0	0
D/W/P: Patio Blocks	13.51	40	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1188 SF Floor Area = 2082 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	888		
1 Story	Siding	Slab	300		
1 Story	Siding	Overhang	450		
Total:				208,300	135,391

Other Additions/Adjustments

Exterior

Stone Veneer	8	263	171
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	25	1,024	666
Treated Wood	312	4,795	4,268

*89% Good

Garages

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

Base Cost	900	29,493	19,170
Door Opener	1	473	307
Brick Veneer	8	119	77

Built-Ins

Appliance Allow.	2	4,787	3,112
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Fireplaces

Direct-Vented Gas	1	2,614	1,699
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Totals: 270,418 176,918

Notes:

ECF (4031 RURAL) 1.200 => TCV: 212,302

Parcel Number: 45-006-031-047-00

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2022	Est. T.C.V.	006-031-047-00	=	246,625		
Est. TCV/Total Floor Area = 118.46, Most recent sale 06/12/1995 for 87,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	130,700	130,700	130,700	105,993	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,400	0	0	3,497	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,300	123,300	123,300	109,490	109,490	96,351

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Valuation Report

DB: 2022Ga

45-006-031-048-00	2022 Est. T.C.V.	WHITAKER KEITH W
Property Class: 402		S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	100.00	285.00	0.8911	0.8898	360	100		28,544
TRUMBULL AVG	39.00	285.00	0.8911	0.8898	360	50	SURPLUS: ZONING 100 FT	5,566
139 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	34,110

2022 Est. T.C.V. 006-031-048-00 = 34,110

Est. TCV/Total Floor Area = 16.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,100	17,100	17,100	13,110	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	432	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100	13,542	13,542	0

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Valuation Report

DB: 2022Ga

45-006-031-051-00	2022 Est. T.C.V.	ANDREWS CHARLES J
Property Class: 401		7905 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	200.00	575.00	1.0000	1.0000	500	100		100,000
S DUNNS 500	98.00	575.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 FT	24,500
298 Actual Front Feet, 3.93 Total Acres Total Est. Land Value =								124,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1253 SF Floor Area = 1293 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,253		
1 Story	Siding	Overhang	40		
Total:				210,586	176,893

Other Additions/Adjustments

Recreation Room	1293	30,567	25,676
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Plumbing

Average Fixture(s)	1	1,880	1,579
2 Fixture Bath	1	3,960	3,326

Water/Sewer

1000 Gal Septic	1	4,877	4,097
Water Well, 100 Feet	1	5,403	4,539

Porches

CSEP (1 Story)	131	6,665	5,599
WPP	283	5,601	4,705
WPP	78	2,876	2,416
WCP (1 Story)	18	1,375	1,155

Deck

Treated Wood	31	1,259	1,058
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Garages

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

Base Cost	720	42,538	35,732
Door Opener	1	591	496

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Interior 1 Story	1	5,984	5,027
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Totals: 327,601 275,187

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 412,781

Parcel Number: 45-006-031-051-00

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2022	Est. T.C.V.	006-031-051-00	=	547,281		
Est. TCV/Total Floor Area = 423.26, Most recent sale 08/26/2005 for 340,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	243,200	243,200	243,200	205,955	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,400	0	0	6,796	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,600	273,600	273,600	212,751	212,751	0

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Valuation Report

DB: 2022Ga

45-006-031-052-00	2022 Est. T.C.V.	OFENLOCH FAMILY LIMITED PARTNERSHIP
Property Class: 408		7786 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	98.62	435.04	1.0042	1.0035	10000	99	1% INTEREST SPL	983,858
99 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =			983,858

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	630	0	0
D/W/P: Asphalt Paving	3.40	1650	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2340 SF Floor Area = 5500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/99/84.15

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,340		
2 Story	Siding	Overhang	46		
1 Story	Siding	Overhang	728		
		Total:		763,011	642,073

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,413
3 Fixture Bath	4	36,176	30,442
Separate Shower	1	2,749	2,313

Water/Sewer

1000 Gal Septic	1	5,290	4,452
Water Well, 100 Feet	1	5,664	4,766

Porches

CCP (1 Story)	84	2,948	2,481
CCP (1 Story)	128	4,351	3,661
WSEP (1 Story)	282	16,892	14,215

Deck

Treated Wood	486	7,096	5,971
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Garages

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

Base Cost	728	45,966	38,680
Common Wall: 1/2 Wall	1	-1,577	-1,327
Door Opener	2	1,324	1,114

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

Base Cost	625	20,425	17,188
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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	407	15,136	12,737
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Built-Ins

Appliance Allow.	1	5,926	4,987
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Fireplaces

Interior 2 Story	1	8,308	6,991
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Parcel Number: 45-006-031-052-00

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Totals: 942,552 793,157

Notes: 7786 S DUNNS FARM RD = HOUSE AT LAKE

ECF (4134 BIG GLEN) 1.900 => TCV: 1,506,998

2022 Est. T.C.V. 006-031-052-00 = 2,495,856

Est. TCV/Total Floor Area = 453.79, Most recent sale 12/31/1990 for 220,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,226,900	1,226,900	1,226,900	583,655	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	19,260	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,247,900	1,247,900	1,247,900	602,915	602,915	602,915	

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Valuation Report

DB: 2022Ga

45-006-031-052-01	2022 Est. T.C.V.	OFENLOCH CHARLES E & SARA J
Property Class: 408		7786 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	98.62	435.04	1.0042	1.0035	10000	1	INTEREST SPLIT	9,938
99 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	9,938

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	630	0	0
D/W/P: Crushed Rock	2.27	1650	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 2340 SF Floor Area = 5500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/1/0.85

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,340		
2 Story	Siding	Overhang	46		
1 Story	Siding	Overhang	728		
		Total:		763,011	6,486

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	24
3 Fixture Bath	4	36,176	307
Separate Shower	1	2,749	23

Water/Sewer

1000 Gal Septic	1	5,290	45
Water Well, 100 Feet	1	5,664	48

Porches

CCP (1 Story)	84	2,948	25
CCP (1 Story)	128	4,351	37
WSEP (1 Story)	282	16,892	144

Deck

Treated Wood	486	7,096	60
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Garages

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

Base Cost	728	45,966	391
Common Wall: 1/2 Wall	1	-1,577	-13
Door Opener	2	1,324	11

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

Base Cost	625	20,425	174
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Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	407	15,136	129
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Built-Ins

Appliance Allow.	1	5,926	50
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Fireplaces

Interior 2 Story	1	8,308	71
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Parcel Number: 45-006-031-052-01

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Totals: 942,552 8,012
Notes: 7786 S DUNNS FARM RD = HOUSE AT LAKE

ECF (4134 BIG GLEN) 1.900 => TCV: 15,223

2022 Est. T.C.V. 006-031-052-01	=	30,161				
Est. TCV/Total Floor Area = 5.48, Most recent sale 12/31/1990 for 220,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	9,438	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	311	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	9,749	9,749	9,749	

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Valuation Report

DB: 2022Ga

45-006-031-052-10	2022 Est. T.C.V.	LEAHY TIMOTHY J & MARGARET J
Property Class: 408		7812 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.05	415.10	0.8705	1.0000	15000	100		1,306,413
DUNNS 300	100.00	900.00	0.7845	1.0000	300	100		23,535
200 Actual Front Feet, 3.02 Total Acres Total Est. Land Value =								1,329,949

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	625	0	0
D/W/P: 4in Ren. Conc.	10.04	784	0	0
D/W/P: Patio Blocks	18.14	250	0	0
Retaining Wall: Block, 8 in.	23.56	320	50	3,769
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				13,769

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2377 SF Floor Area = 3250 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	224		
1.5 Story	Siding	Crawl Space	1,409		
1 Story	Siding	Crawl Space	744		
Total:				455,092	386,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	5	45,220	38,437
2 Fixture Bath	2	12,059	10,250

Water/Sewer

2000 Gal Septic	1	10,315	8,768
Water Well, 50 Feet	1	2,672	2,271

Porches

CCP (1 Story)	77	2,723	2,315
CCP (1 Story)	233	7,512	6,385
CCP (1 Story)	474	14,703	12,498

Garages

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

Base Cost	640	41,907	35,621
Storage Over Garage	413	7,740	6,579
Door Opener	2	1,324	1,125

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
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Totals: 618,368 525,612

Notes: 2018 STRIP TO STUDS

ECF (4134 BIG GLEN) 1.900 => TCV: 998,663

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2022 Est. T.C.V. 006-031-052-10	=	2,342,381				
Est. TCV/Total Floor Area = 720.73, Most recent sale 09/28/1990 for 10						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,130,100	1,130,100	1,130,100	663,189	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,100	0	0	21,885	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,171,200	1,171,200	1,171,200	685,074	685,074		0

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Valuation Report

DB: 2022Ga

45-006-031-053-00	2022 Est. T.C.V.	ALL SHOOK UP LLC
Property Class: 408		7814 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	99.00	350.00	1.0030	0.9713	10000	100	SWAMP	964,487
99 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								964,487

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 2188 SF Floor Area = 4376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,188		
Total:				601,294	511,100

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	1	9,044	7,687
2 Fixture Bath	1	6,029	5,125

Water/Sewer

1000 Gal Septic	1	5,290	4,496
Water Well, 100 Feet	1	5,664	4,814

Porches

WCP (1 Story)	320	13,619	11,576
WCP (1 Story)	54	3,990	3,391
WPP	716	14,427	12,263

Deck

Treated Wood	42	1,560	1,326
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Garages

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

Base Cost	528	36,612	31,120
Door Opener	2	1,324	1,125

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Exterior 2 Story	1	10,196	8,667
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 720,842 613,164

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,165,012

Cost Est. for Res. Bldg: 2 Single Family LOG Cls CD Blt 1900

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(11) Heating System: Wall/Floor Furnace
Ground Area = 378 SF Floor Area = 378 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	378		
			Total:	28,542	14,871

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	702

Deck					
Treated Wood			36	1,306	718

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			240	10,807	5,944

Water/Sewer					
Water Well, 100 Feet			1	4,880	2,684

Built-Ins					
Appliance Allow.			1	1,673	920

Totals: 48,485 26,667

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 50,667

2022 Est. T.C.V. 006-031-053-00 = 2,185,166

Est. TCV/Total Floor Area = 459.65

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,059,800	1,059,800	1,059,800	514,883	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,900	29,900	0	2,900	16,991	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,092,600	1,092,600	1,092,600	534,774	534,774	0	

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Valuation Report

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45-006-031-053-10	2022 Est. T.C.V.	COZZENS BRUCE C & KATHRYN E TRUST
Property Class: 408		7816 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	99.00	400.00	1.0030	0.9909	10000	100		984,000
99 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								984,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	43.47	24	50	521

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,521

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 2075 SF Floor Area = 3750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	390		
1 Story	Siding	Crawl Space	224		
1.5 Story	Siding	Crawl Space	325		
2 Story	Siding	Crawl Space	584		
1.5 Story	Siding	Crawl Space	552		
1 Story	Siding	Overhang	652		
Total:				436,588	349,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	60	1,955	1,564
WPP	444	8,298	6,638

Garages

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

Base Cost	652	35,873	28,698
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Deck

Treated Wood	16	668	534
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Totals: 513,321 410,658

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 780,250

2022 Est. T.C.V. 006-031-053-10 = 1,769,771

Est. TCV/Total Floor Area = 471.94

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
875,300	875,300	875,300	377,752	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	12,465	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
884,900	884,900	884,900	390,217	390,217	390,217	

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45-006-031-054-00	2022 Est. T.C.V.	CHRISTENSEN GREGORY & MICHELLE TRUS
Property Class: 408		7660 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.00	0.9855	0.9491	10000	100		935,305
GRADE B 10K	5.00	300.00	0.9855	0.9491	10000	50	SURPLUS: ZONING 100 FT	23,383
OFF WATER 1/7UND INT EASE		1.50 Acres			1	100	UND 1/7 INT: EASEMENT PARCEL	2
105 Actual Front Feet, 2.22 Total Acres							Total Est. Land Value =	958,689

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	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 -5 Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 3073 SF Floor Area = 4610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	3,073		
			Total:	577,971	520,159

Other Additions/Adjustments

Exterior					
Stone Veneer		100	4,475	4,027	

Plumbing					
Average Fixture(s)		1	2,867	2,580	
3 Fixture Bath		3	27,132	24,419	
2 Fixture Bath		1	6,029	5,426	

Water/Sewer					
2000 Gal Septic		1	10,315	9,283	
Water Well, 100 Feet		1	5,664	5,098	

Porches					
CCP (1 Story)		121	4,127	3,714	
CCP (1 Story)		16	907	816	

Deck					
Treated Wood		65	1,948	1,753	

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	860	40,910	36,819		
Common Wall: 1 Wall	1	-2,751	-2,476		
Door Opener	3	1,986	1,787		
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	324	20,814	11,656	*56% Good	

Built-Ins					
Appliance Allow.	1	5,926	5,333		

Fireplaces					
Interior 2 Story	1	8,308	7,477		

Totals:		716,628	637,871		
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Notes:

Parcel Number: 45-006-031-054-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 1,211,955

2022 Est. T.C.V. 006-031-054-00	=	2,180,644				
Est. TCV/Total Floor Area = 473.02, Most recent sale 09/01/2016 for 2,300,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,071,000	1,071,000	1,071,000	956,911	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	31,578	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,090,300	1,090,300	1,090,300	988,489	988,489	988,489	

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Valuation Report

DB: 2022Ga

45-006-031-055-00	2022 Est. T.C.V.	TUKTAWA LLC
Property Class: 408		7874 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * RIVER								
GRADE"C" 8000	200.00	300.00	0.8326	0.9071	8000	100		1,208,306
GRADE"C" 8000	50.00	300.00	0.8326	0.9071	8000	50	SURPLUS: ZONING 100 FT	151,038
250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								1,359,345

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.15	72	50	1,049

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,049

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2144 SF Floor Area = 3216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,144		
Total:				336,606	279,424

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,060
3 Fixture Bath	3	12,059	10,009

Water/Sewer

1000 Gal Septic	1	4,209	3,493
Water Well, 100 Feet	1	5,025	4,171

Porches

WSEP (1 Story)	170	7,796	6,471
WCP (1 Story)	170	6,227	5,168

Deck

Treated Wood w/Roof (Deck Portion)	28	1,111	922
Treated Wood w/Roof (Roof portion)	28	537	446
Treated Wood	622	7,539	6,257

Built-Ins

Appliance Allow.	1	2,394	1,987
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Fireplaces

Interior 2 Story	1	5,751	4,773
Two Sided	1	6,623	5,497

Totals: 397,154 329,678

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 626,388

2022 Est. T.C.V. 006-031-055-00 = 1,991,782

Est. TCV/Total Floor Area = 619.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
970,200	970,200	970,200	257,248	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,700	0	8,489	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	995,900	995,900	995,900	265,737	265,737	0

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45-006-031-056-00	2022 Est. T.C.V.	BIG GLEN LAKE LLC
Property Class: 408		7900 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * RIVER								
GRADE"C" 8000	100.00	245.00	0.9221	0.8571	8000	100		632,251
GRADE"C" 8000	50.00	245.00	0.9221	0.8571	8000	50	SURPLUS: ZONING 100 FT	158,063
150 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								790,313

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1982 SF Floor Area = 3468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,982		
Total:				386,945	317,294

Other Additions/Adjustments

Exterior					
Stone Veneer		328	13,235		10,853

Plumbing					
Average Fixture(s)		1	1,880		1,542
3 Fixture Bath		1	5,911		4,847

Water/Sewer					
1000 Gal Septic		1	4,877		3,999
Water Well, 200 Feet		1	10,138		8,313

Porches					
WSEP (1 Story)		576	29,238		23,975
WCP (1 Story)		198	8,965		7,351
WPP		35	1,739		1,426
WCP (1 Story)		256	10,491		8,603

Deck					
Treated Wood		302	4,974		4,079

Built-Ins					
Appliance Allow.		1	3,439		2,820

Fireplaces					
Interior 2 Story		1	7,349		6,026
2nd on Same Stack		1	4,677		3,835
Raised Hearth		2	1,185		972

Totals: 495,043 405,935

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 771,277

2022 Est. T.C.V. 006-031-056-00 = 1,566,590
Est. TCV/Total Floor Area = 451.73, Most recent sale 08/23/1996 for 475,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	751,700	751,700	751,700	751,700	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,600	0	0	24,806	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	783,300	783,300	783,300	776,506	776,506	0

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45-006-031-057-00	2022 Est. T.C.V.	MALUCHNIK C & TITHOF A
Property Class: 408		7924 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	80.00	200.00	1.0456	0.8097	8000	100		541,878
80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								541,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard
Ground Area = 950 SF Floor Area = 950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	950		
Total:				97,151	58,291

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,064	638	

Water/Sewer				
1000 Gal Septic	1	3,937	2,362	
Water Well, 100 Feet	1	4,880	2,928	

Porches				
CPP	100	1,571	943	

Built-Ins				
Appliance Allow.	1	1,673	1,004	

Fireplaces				
Exterior 1 Story	1	4,938	2,963	

Totals: 115,214 69,129

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 131,346

2022 Est. T.C.V. 006-031-057-00 = 678,224

Est. TCV/Total Floor Area = 713.92, Most recent sale 05/15/2019 for 675,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
333,700	333,700	333,700	331,476	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	7,624	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
339,100	339,100	339,100	342,414	339,100	0	

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45-006-031-058-00	2022 Est. T.C.V.	MERSERVE FAMILY TRUST
Property Class: 408		7908 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	80.00	200.00	1.0456	0.8097	8000	100		541,878
80 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =			541,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	540	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1966

(11) Heating System: Electric Baseboard
Ground Area = 1772 SF Floor Area = 2554 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,413		
1 Story	Siding	Crawl Space	359		
1 Story	Siding	Overhang	75		
		Total:		242,425	133,336

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
2 Fixture Bath	1	2,690	1,479

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WCP (1 Story)	34	2,115	1,163
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Balcony

Wood Balcony	92	3,243	1,784
Wood Balcony	57	2,009	1,105

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	396	14,862	8,174
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	621	22,611	12,436
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Deck

Treated Wood	756	8,497	4,673
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Totals: 317,465 174,607

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 331,752

2022 Est. T.C.V. 006-031-058-00 = 881,130

Est. TCV/Total Floor Area = 345.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
427,000	427,000	427,000	340,479	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	11,235	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
440,600	440,600	440,600	351,714	351,714	351,714	

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45-006-031-059-00	2022 Est. T.C.V.	DEKORNE JOHNSON K & SWANSON L
Property Class: 408		7948 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	66.00	228.00	1.0867	0.8400	8000	100		481,946
66 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			481,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 1150 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/75/100/100/41.25

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	920		
			Total:	109,706	45,253

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	439		

Water/Sewer					
1000 Gal Septic	1	3,937	1,624		
Water Well, 100 Feet	1	4,880	2,013		

Porches					
CPP	28	645	266		
CGEP (1 Story)	40	3,243	1,338		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 748 20,690 8,535

Built-Ins

Appliance Allow.	1	1,673	690		
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Fireplaces

Exterior 1 Story	1	4,938	2,037		
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Totals: 150,776 62,195

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 118,171

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1941

(11) Heating System: Forced Air w/ Ducts
Ground Area = 964 SF Floor Area = 964 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/75/100/100/41.25

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Slab	484		

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	Total:	97,315	40,142
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,064	439
Water/Sewer			
Water Well, 100 Feet	1	4,880	2,013
Built-Ins			
Appliance Allow.	1	1,673	690
	Totals:	104,932	43,284

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 82,240

2022 Est. T.C.V. 006-031-059-00					=	687,357
Est. TCV/Total Floor Area = 325.15, Most recent sale 07/01/2009 for 75,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
335,500	335,500	335,500	190,268	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	6,278	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
343,700	343,700	343,700	196,546	196,546	174,926	

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45-006-101-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		PORT ONEIDA RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			106.320 Acres		4,000 100	425,280
		106.32	Total Acres		Total Est. Land Value =	425,280

2022 Est. T.C.V. 006-101-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-101-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI 12,500	228.93	0.00	1.0000	1.0000	12500	100	2,861,625
090 EXEMPT PARK			1.66 Acres		5000	100	8,300
229 Actual Front Feet, 1.66 Total Acres Total Est. Land Value =							2,869,925

2022 Est. T.C.V. 006-101-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-101-003-00	2022 Est. T.C.V.	HENRY GREGORY L & MARGENE ANN
Property Class: 460		2656 S LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI "A" 15000	152.62	289.47	0.8502	0.8036	15000	100	1,564,117
153 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =		1,564,117

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Heat & Cool
Ground Area = 2897 SF Floor Area = 2897 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,897		
Total:				331,971	215,775

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WSEP (1 Story)	196	8,673	5,637
WCP (1 Story)	108	4,382	2,848

Deck

Treated Wood	350	5,170	3,360
Treated Wood	98	2,189	1,423
Treated Wood	1087	12,218	7,942

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 389,147 253,838

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 507,676

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 646 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Parcel Number: 45-006-101-003-00

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.5 Story	Siding	Overhang	1291		
			Total:	42,009	27,306

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	2,879
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Plumbing

Average Fixture(s)	1	1,277	830
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Garages

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

Door Opener	2	946	615
Base Cost	1291	48,309	31,401

Fireplaces

Prefab 1 Story	1	2,242	1,457
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Totals: 99,213 64,488

Notes: GARAGE W/ LIVING

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 128,976

2022 Est. T.C.V. 006-101-003-00 = 2,205,619

Est. TCV/Total Floor Area = 622.53, Most recent sale 12/09/1991 for 320,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,186,000	1,186,000	1,186,000	467,551	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-83,200	0	0	15,429	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,102,800	1,102,800	1,102,800	482,980	482,980	0	

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45-006-101-004-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-101-004-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-101-009-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		LANE RD
Map #: 9	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-101-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-101-012-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		MILLER HILL RD
Map #: 9	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-101-012-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-101-013-00	2022 Est. T.C.V.	GLEN LAKE COMMUNITY SCHOOL
Property Class: 401		S PORT ONEIDA RD
Map #: 10	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	208.70	208.70	1.0000	0.0000	0	100*		0
090 EXEMPT PARK		1.00 Acres			5000	100		5,000
* denotes lines that do not contribute to the total acreage calculation.								
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1850

(11) Heating System: Forced Heat & Cool
Ground Area = 1348 SF Floor Area = 1348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,348		
			Total:	143,126	78,718

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	585	

Water/Sewer					
1000 Gal Septic		1	3,937	2,165	
Water Well, 100 Feet		1	4,880	2,684	

Porches					
WCP (1 Story)		193	6,097	3,353	

Built-Ins					
Appliance Allow.		1	1,673	920	

Fireplaces					
Exterior 2 Story		1	6,100	3,355	

Totals: 166,877 91,780

Notes: HISTORICAL SCHOOL

ECF (2201 COMMERCIAL) 1.650 => TCV: 151,437

2022 Est. T.C.V. 006-101-013-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-101-014-00	2022 Est. T.C.V.	JENKINS SCOTT C & JEAN H
Property Class: 401		2890 S PORT ONEIDA RD
Map #: 10	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 100K					120000	100		120,000
348 Actual Front Feet, 2.20 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	1975	0	0
Wood Frame	24.85	80	50	994

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,494

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1920

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

Ground Area = 1438 SF Floor Area = 2101 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	663		
1 Story	Siding	Basement	688		
1 Story	Siding	Crawl Space	87		
		Total:		200,286	120,172

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
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Water/Sewer

1000 Gal Septic	1	3,937	2,362
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Water Well, 100 Feet	1	4,880	2,928
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Porches

CGEP (1 Story)	97	5,741	3,445
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WSEP (1 Story)	248	9,236	5,542
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WPP	278	3,864	2,318
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Garages

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

Base Cost	460	14,651	8,791
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No Concrete Floor	460	-2,429	-1,457
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Class: CD Exterior: Pole (Unfinished)

Base Cost	1274	23,811	14,287
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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GENERATOR	1	3,000	3,000	*100% Good
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Totals: 269,715 163,031

Notes: 2015 WGEP

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 269,001

2022 Est. T.C.V. 006-101-014-00 = 392,495

Est. TCV/Total Floor Area = 186.81, Most recent sale 02/12/2010 for 230,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	169,500		169,500	169,500	139,989	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		26,700	0	0	4,619	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,200		196,200	196,200	144,608	144,608	144,608

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45-006-101-015-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S PORT ONEIDA RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-101-015-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-111-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 409		S SUNSET SHORES DR
Map #: 11	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$120002200.00	582.12	0.4617	1.0547	12000	100			12,856,215
2200 Actual Front Feet,	29.40	Total Acres		Total Est. Land Value =				12,856,215

2022 Est. T.C.V. 006-111-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-111-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		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
LK MI "A"	15000	110.00	0.00	0.9535	0.0000	15000	100
ACRE TBL 4770 LK MI			92.640	Acres	42,000	100	
110 Actual Front Feet, 92.64	Total Acres		Total Est. Land Value =		3,890,880		

2022 Est. T.C.V. 006-111-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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45-006-111-004-00	2022 Est. T.C.V.	CRANE FRANK S III & MARY W REVOC
Property Class: 460		3576 S THORESON RD
Map #: 11	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	394.00	0.9858	0.8815	15000	100		1,303,436
100 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	1,303,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.58	68	50	801
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				2,226

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1930

(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1270 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,074		
1 Story	Siding	Overhang	196		
		Total:		110,923	66,554

Other Additions/Adjustments

Exterior				
Stone Veneer	100	2,672	1,603	

Plumbing				
Average Fixture(s)	1	887	532	
3 Fixture Bath	1	2,808	1,685	

Water/Sewer				
1000 Gal Septic	1	3,689	2,213	
Water Well, 100 Feet	1	4,764	2,858	

Porches				
WCP (1 Story)	105	3,482	2,089	
WGEF (1 Story)	104	7,216	4,330	

Built-Ins				
Appliance Allow.	1	1,418	851	

Fireplaces				
Exterior 1 Story	1	4,299	2,579	

Totals: 142,158 85,294

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 170,588

2022 Est. T.C.V. 006-111-004-00 = 1,476,250

Est. TCV/Total Floor Area = 1162.40, Most recent sale 09/13/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
810,600	810,600	810,600	208,322	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-72,500	0	0	6,874	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
738,100	738,100	738,100	215,196	215,196	215,196

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45-006-111-009-00	2022 Est. T.C.V.	ARMBRECHT GARY D & CHRISTINE B
Property Class: 460		3598 S SUNSET TRL
Map #: 11	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	150.00	400.00	0.8554	0.8855	15000	100	BLUFF	1,704,190
4470 CONSERVATION			20.303 Acres		1,000	100		20,303
150 Actual Front Feet, 21.68			Total Acres				Total Est. Land Value =	1,724,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	25.47	320	0	0
D/W/P: Crushed Rock	2.27	180	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	97	7,275
Total Estimated Land Improvements True Cash Value =				7,275

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1999 SF Floor Area = 2930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,726		
1.25 Story	Siding	Crawl Space	273		
		Total:		450,083	360,065

Other Additions/Adjustments

Recreation Room	720	18,871	4,718
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Exterior			
Stone Veneer	1726	77,239	61,791

Plumbing			
Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470
2 Fixture Bath	1	6,029	4,823

Water/Sewer			
2000 Gal Septic	1	10,315	8,252
Water Well, 100 Feet	1	5,664	4,531

Porches			
CSEP (1 Story)	142	8,059	6,447
WPP	124	4,078	3,262
CPP	92	2,310	1,848
CPP	23	675	540
CPP	20	587	470
CPP	731	12,866	10,293

Balcony			
Wood Balcony	119	5,713	4,570

Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	590	31,382	25,106
Door Opener	1	662	530

Built-Ins			
Appliance Allow.	1	5,926	4,741

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Fireplaces

Exterior 2 Story	2	20,391	16,313
Direct-Vented Gas	1	4,560	3,648

Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals:	689,365	541,622
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Notes: 2009 ADDITION

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,083,244

2022 Est. T.C.V. 006-111-009-00 = 2,815,012

Est. TCV/Total Floor Area = 960.75, Most recent sale 08/27/1993 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,497,300	1,497,300	1,497,300	617,464	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-89,800	0	0	20,376	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,407,500	1,407,500	1,407,500	637,840	637,840	0	

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DB: 2022Ga

45-006-112-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 13	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-112-001-00					=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/26/1991 for 30,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-112-009-10	2022 Est. T.C.V.	SEITZ KEVIN L & KATHLEEN W
Property Class: 460		4342 S THORESON RD
Map #: 13	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1900/FF	106.00	0.00	1.0000	1.0000	1900	100		201,400
SECTION 30 1.0			108900 SqFt	1.00000	100			108,900
106 Actual Front Feet, 2.50 Total Acres							Total Est. Land Value =	310,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5000	67	10,452
Total Estimated Land Improvements				10,452

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

(11) Heating System: Forced Heat & Cool
Ground Area = 3304 SF Floor Area = 4803 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Crawl Space	1,617		
1 Story	Siding	Basement	380		
2 Story	Siding	Basement	443		
1 Story	Siding	Overhang	1056		
		Total:		601,828	391,187

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684
Separate Shower	1	2,394	1,556

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CGEP (1 Story)	192	13,701	8,906
CCP (1 Story)	216	6,314	4,104

Deck

Treated Wood	305	5,005	3,253
Treated Wood	118	2,668	1,734

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	1	5,984	3,890
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Totals: 665,315 432,453

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 864,906

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

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1056		
			Total:	95,705	62,208

Other Additions/Adjustments

Balcony					
Wood Balcony			118	5,079	3,301

Garages

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

Door Opener	3	1,773	1,152
Base Cost	1152	54,513	35,433

Totals:	157,070	102,094
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Notes: GARAGE W /EXCERCISE ROOM

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 204,188

2022 Est. T.C.V. 006-112-009-10 = 1,389,846

Est. TCV/Total Floor Area = 237.22, Most recent sale 07/01/1991 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
661,300	661,300	661,300	371,036	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,600	0	12,244	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
694,900	694,900	694,900	383,280	383,280	383,280	

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45-006-113-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 14	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			640.000 Acres		4,000 100	2,560,000
		640.00	Total Acres		Total Est. Land Value =	2,560,000

2022 Est. T.C.V. 006-113-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-114-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			20.000	Acres	7,500 100	150,000
		20.00	Total Acres		Total Est. Land Value =	150,000

2022 Est. T.C.V. 006-114-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-114-002-00	2022 Est. T.C.V.	WAGNER BRUCE S REVOCABLE TRUST
Property Class: 408		4270 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	293.59	0.9896	0.9256	15000	100		1,374,012
SUNSET SHR 15K/	5.34	293.59	0.9896	0.9256	15000	50	SURPLUS: ZOINING 100 ft	36,707
105 Actual Front Feet, 0.71 Total Acres								
Total Est. Land Value =								1,410,718

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 2386 SF Floor Area = 3673 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,386		
1 Story	Siding	Overhang	94		
Total:				422,037	350,291

Other Additions/Adjustments

Exterior				
Stone Veneer	282	11,379	9,445	

Plumbing				
Average Fixture(s)	1	1,880	1,560	
3 Fixture Bath	1	5,911	4,906	
2 Fixture Bath	1	3,960	3,287	

Water/Sewer				
1000 Gal Septic	1	4,877	4,048	
Water Well, 100 Feet	1	5,403	4,484	

Porches				
CCP (1 Story)	104	3,229	2,680	

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	468	28,380	23,555	
Door Opener	1	591	491	

Built-Ins				
Appliance Allow.	1	3,439	2,854	

Fireplaces				
Exterior 2 Story	1	8,947	7,426	

Totals: 500,033 415,027

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 830,054

2022 Est. T.C.V. 006-114-002-00 = 2,248,272

Est. TCV/Total Floor Area = 612.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,078,900	1,078,900	1,078,900	533,088	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,200	0	0	17,591	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,124,100	1,124,100	1,124,100	550,679	550,679	550,679

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Valuation Report

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45-006-114-003-00	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4156 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	278.57	0.9954	0.9135	15000	100		1,364,031
SUNSET SHR 15K/	2.31	278.57	0.9954	0.9135	15000	50	SURPLUS: ZONING 100'	15,755
102 Actual Front Feet, 0.65 Total Acres								
Total Est. Land Value =								1,379,786

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1978

(11) Heating System: Electric Baseboard
Ground Area = 790 SF Floor Area = 790 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	790		
Total:				117,964	88,475

Other Additions/Adjustments

Recreation Room	395	6,608	4,956
Basement, Outside Entrance, Above Grade	1	1,618	1,213

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
Separate Shower	1	1,176	882

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Porches

WPP	1288	17,658	13,243
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 169,568 127,927

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 255,854

2022 Est. T.C.V. 006-114-003-00 = 1,640,640

Est. TCV/Total Floor Area = 2076.76, Most recent sale 06/03/2016 for 1,600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
793,100	793,100	793,100	739,723	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,200	0	24,410	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
820,300	820,300	820,300	764,133	764,133	0

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Valuation Report

DB: 2022Ga

45-006-114-003-10	2022 Est. T.C.V.	SMITH FAMILY HOLDINGS LLC
Property Class: 408		4104 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	326.11	0.9575	0.9502	15000	100		1,364,829
SUNSET SHR 15K/	24.22	326.11	0.9575	0.9502	15000	50	SURPLUS: ZONING 100 FT	165,301
124 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								1,530,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.09	40	0	0
D/W/P: Crushed Rock	2.27	1000	0	0
D/W/P: 4in Ren. Conc.	10.04	676	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 2192 SF Floor Area = 3288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,192		
Total:				452,855	362,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470
2 Fixture Bath	1	6,029	4,823
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

WSEP (1 Story)	247	15,329	12,263
CCP (1 Story)	29	1,146	917
WCP (1 Story)	17	1,395	1,116

Garages

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

Base Cost	907	45,586	36,469
Storage Over Garage	442	8,283	6,626
Common Wall: 1/2 Wall	1	-1,577	-1,262
Door Opener	1	662	530

Built-Ins

Appliance Allow.	1	5,926	4,741
Jacuzzi Tub	1	12,461	9,969

Fireplaces

Interior 2 Story	1	8,308	6,646
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Deck

Treated Wood	1728	21,479	17,183
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Local Cost Items

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GENERATOR	1	3,000	2,850	*95% Good
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Totals:	615,540	492,881
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 985,762

2022 Est. T.C.V. 006-114-003-10 = 2,520,892

Est. TCV/Total Floor Area = 766.69, Most recent sale 11/11/2009 for 1,950,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,236,300	1,236,300	1,236,300	816,863	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,100	0	0	26,956	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,260,400	1,260,400	1,260,400	843,819	843,819	0

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45-006-114-003-30	2022 Est. T.C.V.	AUFFENBERG JOHN QPRT & NANCY QPRT
Property Class: 408		4130 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	248.35	0.9821	0.8877	15000	100		1,307,668
SUNSET SHR 15K/	9.45	248.35	0.9821	0.8877	15000	50	SURPLUS: ZONING 100 FT	61,787
109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								1,369,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1615 SF Floor Area = 2422 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,615		
Total:				321,876	225,312

Other Additions/Adjustments

Recreation Room	1500	35,460	8,865
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Exterior

Stone Veneer	200	8,070	5,649
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Basement, Outside Entrance, Below Grade	1	3,109	2,176
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Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	3	17,733	12,413
Separate Shower	1	2,394	1,676

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 200 Feet	1	10,138	7,097

Porches

WGEP (1 Story)	54	6,606	4,624
WSEP (1 Story)	253	13,649	9,554
WCP (1 Story)	60	3,869	2,708
WPP	129	3,758	2,631
WPP	274	5,570	3,899
WPP	19	979	685

Deck

Treated Wood	217	4,030	2,821
Treated Wood	62	1,826	1,278
Treated Wood	200	3,818	2,673
Treated Wood	510	7,018	4,913

Garages

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

Base Cost	635	35,185	24,629
Common Wall: 2 Wall	1	-5,388	-3,772
Door Opener	2	1,182	827

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Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

2nd on Same Stack	1	4,677	3,274
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Exterior 2 Story	1	8,947	6,263
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Totals:		504,702	337,332
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 674,664

2022 Est. T.C.V. 006-114-003-30 = 2,049,119

Est. TCV/Total Floor Area = 846.04, Most recent sale 06/27/2011 for 1,175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,016,400	1,016,400	1,016,400	720,467	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	23,775	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,024,600	1,024,600	1,024,600	744,242	744,242	0

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45-006-114-004-00	2022 Est. T.C.V.	CROWLEY CANDY ALT REV TRUST
Property Class: 408		4220 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	379.36	0.9954	0.9868	15000	100		1,473,514
SUNSET SHR 15K/	2.31	379.36	0.9954	0.9868	15000	50	SURPLUS: ZONING	17,019
102 Actual Front Feet, 0.89 Total Acres								
Total Est. Land Value =								1,490,533

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	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 1960

(11) Heating System: Forced Heat & Cool
Ground Area = 2726 SF Floor Area = 2726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,000		
1 Story	Siding	Crawl Space	726		
Total:				315,019	220,531

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	2	8,039	5,627

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CGEP (1 Story)	60	4,634	3,244
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Garages

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

Base Cost	950	27,835	19,484
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Deck

Treated Wood	788	8,857	6,200
Treated Wood	819	9,206	6,444

Totals: 392,060 274,458

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 548,916

2022 Est. T.C.V. 006-114-004-00 = 2,041,949

Est. TCV/Total Floor Area = 749.06

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
980,100	980,100	980,100	645,046	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,900	0	0	21,286	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,021,000	1,021,000	1,021,000	666,332	666,332	0

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Valuation Report

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45-006-114-004-10	2022 Est. T.C.V.	BEIA TERRY L & SHANNON
Property Class: 408		4202 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
SUNSET SHR 15K/	100.00	336.00	1.0000	0.9573	15000	100	1,436,022
100 Actual Front Feet,	0.77	Total Acres			Total Est. Land Value =		1,436,022

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1982

(11) Heating System: Forced Heat & Cool
Ground Area = 1572 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,572		
Total:				285,230	213,921

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	126	6,376	4,782
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Balcony

Wood Balcony	41	1,765	1,324
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Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Deck

Treated Wood	1209	14,399	10,799
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Totals: 333,201 249,899

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 499,798

2022 Est. T.C.V. 006-114-004-10 = 1,943,320

Est. TCV/Total Floor Area = 824.14, Most recent sale 12/21/2007 for 1,600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
951,200	951,200	951,200	598,235	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,500	0	0	19,741	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
971,700	971,700	971,700	617,976	617,976	0

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45-006-114-005-00	2022 Est. T.C.V.	KING SUSAN A
Property Class: 408		4252 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	380.62	0.9941	0.9877	15000	100		1,472,760
SUNSET SHR 15K/	3.00	380.62	0.9941	0.9877	15000	50	SURPLUS: ZONING 100 FT	22,091
103 Actual Front Feet,	0.90	Total Acres			Total Est.		Land Value =	1,494,851

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	90	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements				True Cash Value = 3,726

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 832 SF Floor Area = 1248 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
			Total:	139,846	104,879

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	659	9,516	7,137
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Deck

Treated Wood	443	6,034	4,525
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Balcony

Wood Balcony	54	1,904	1,428
Wood Balcony	32	1,128	846

Garages

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

Base Cost	924	36,572	27,429
Storage Over Garage	732	8,703	6,527
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Exterior 2 Story	1	6,942	5,206
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Totals: 232,535 174,394

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 348,788

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2022	Est. T.C.V.	006-114-005-00	=	1,847,365		
Est. TCV/Total Floor Area = 1480.26, Most recent sale 11/22/1995 for 0						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	847,400	847,400	847,400	847,400	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	46,600	29,700	0	46,600	27,964	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	923,700	923,700	923,700	921,964	921,964	0

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45-006-114-006-00	2022 Est. T.C.V.	MURPHY PETER M ET AL
Property Class: 408		4182 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	320.00	0.9941	0.9457	15000	100		1,410,251
SUNSET SHR 15K/	3.00	320.00	0.9941	0.9457	15000	50	SURPLUS: ZONING 100 FT	21,154
103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								1,431,404

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1045 SF Floor Area = 1045 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,045		
Total:				164,154	106,700

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	9,044	5,879	

Water/Sewer					
1000 Gal Septic		1	5,290	3,438	
Water Well, 100 Feet		1	5,664	3,682	

Deck					
Treated Wood		187	3,794	2,466	
Treated Wood		785	9,758	6,343	

Built-Ins					
Appliance Allow.		1	5,926	3,852	

Fireplaces					
Exterior 1 Story		1	8,453	5,494	

Totals: 212,083 137,854

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 275,708

2022 Est. T.C.V. 006-114-006-00 = 1,709,612

Est. TCV/Total Floor Area = 1635.99

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
825,200	825,200	825,200	546,071	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,600	0	18,020	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
854,800	854,800	854,800	564,091	564,091	0	

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Valuation Report

DB: 2022Ga

45-006-114-007-10	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4300 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	258.70	0.9123	0.8968	15000	100		1,227,135
SUNSET SHR 15K/	58.28	258.70	0.9123	0.8968	15000	50	SURPLUS: ZONING 100 FT	357,569
158 Actual Front Feet,	0.94	Total Acres			Total Est.		Land Value =	1,584,703

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	400	0	0
D/W/P: Patio Blocks	13.51	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements			True Cash Value =	7,500

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

(11) Heating System: Electric Baseboard

Ground Area = 1141 SF Floor Area = 1141 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,141		
			Total:	129,282	84,034

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	60	1,210	786
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Garages

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

Base Cost	484	19,089	12,408
Storage Over Garage	484	5,755	3,741

Built-Ins

Appliance Allow.	2	4,787	3,112
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Fireplaces

Interior 1 Story	2	9,237	6,004
Heat Circulator	1	598	389

Deck

Treated Wood	3000	33,720	21,918
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 219,879 143,972

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 287,944

Parcel Number: 45-006-114-007-10

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2022	Est. T.C.V.	006-114-007-10			=	1,880,147
Est. TCV/Total Floor Area = 1647.81						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	870,000	870,000	870,000	403,778	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	70,100	0	0	13,324	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	940,100	940,100	940,100	417,102	417,102	0

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Valuation Report

DB: 2022Ga

45-006-114-007-20	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4322 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	335.00	0.9941	0.9566	15000	100		1,426,494
SUNSET SHR 15K/	3.00	335.00	0.9941	0.9566	15000	50	SURPLUS: ZONING 100 FT	21,397
103 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								1,447,892

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.51	300	0	0
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1963

(11) Heating System: Wall/Floor Furnace
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
Total:				67,015	43,558

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck			
Treated Wood	400	5,640	3,666

Garages

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

Base Cost	240	12,209	7,936
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Built-Ins

Appliance Allow.	1	2,394	1,556
Totals:		98,945	64,312

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 128,624

2022 Est. T.C.V. 006-114-007-20 = 1,582,634

Est. TCV/Total Floor Area = 2637.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
767,400	767,400	767,400	330,583	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,900	0	0	10,909	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
791,300	791,300	791,300	341,492	341,492	0

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Valuation Report

DB: 2022Ga

45-006-114-008-00	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4358 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	687.00	1.0000	1.1448	15000	100		1,717,179
100 Actual Front Feet,	1.58	Total Acres			Total Est.		Land Value =	1,717,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements		True Cash Value =		5,000

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

(11) Heating System: No Heating/Cooling
Ground Area = 2117 SF Floor Area = 2117 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,117		
			Total:	269,521	188,664

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-5,911	-4,138	

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Deck			
Treated Wood	117	2,651	1,856

Garages

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

Base Cost	878	37,376	26,163
Storage Over Garage	878	13,653	9,557

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 330,570 232,298

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 464,595
80% Completed => Est. True Cash Value 2022 = 371,676

2022 Est. T.C.V. 006-114-008-00 = 2,093,855

Est. TCV/Total Floor Area = 989.07, Most recent sale 08/27/2019 for 2,272,426

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,176,900	1,176,900	1,176,900	1,157,033	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,900	177,900	0	32,410	174,897	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,046,900	1,046,900	1,046,900	1,014,546	1,014,546	0	

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Valuation Report

DB: 2022Ga

45-006-114-009-00	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4340 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	328.72	0.9962	0.9521	15000	100		1,422,806
SUNSET SHR 15K/	1.90	328.72	0.9962	0.9521	15000	50	SURPLUS: ZONING 100 FT	13,538
102 Actual Front Feet, 0.77 Total Acres								
Total Est. Land Value =								1,436,344

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.51	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1963

(11) Heating System: Wall/Floor Furnace

Ground Area = 520 SF Floor Area = 520 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
Total:				67,886	47,523

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
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Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	262	4,278	2,995
Treated Wood	184	3,389	2,372

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Wood Stove	1	2,208	1,546
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Porches

CPP	16	387	271
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 94,053 66,740

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 133,480

2022 Est. T.C.V. 006-114-009-00 = 1,577,324

Est. TCV/Total Floor Area = 3033.32, Most recent sale 08/31/2005 for 1,550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
770,300	770,300	770,300	502,026	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,400	0	16,566	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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788,700	788,700	788,700	518,592	518,592	0
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Valuation Report

DB: 2022Ga

45-006-114-011-00	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4278 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	250.80	0.9937	0.8899	15000	100		1,326,394
SUNSET SHR 15K/	3.20	250.80	0.9937	0.8899	15000	50	SURPLUS: ZONING 100'	21,222
103 Actual Front Feet, 0.59 Total Acres								
Total Est. Land Value =								1,347,617

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1968

(11) Heating System: Electric Baseboard
Ground Area = 707 SF Floor Area = 1237 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	707		
Total:				150,093	120,064

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,772
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Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152
Separate Shower	1	1,176	941

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	216	4,076	3,261
WPP	2960	40,582	32,466

Built-Ins

Appliance Allow.	1	2,394	1,915
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 220,757 177,196

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 354,392

2022 Est. T.C.V. 006-114-011-00 = 1,709,509

Est. TCV/Total Floor Area = 1381.98, Most recent sale 04/15/2008 for 1,650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
823,000	823,000	823,000	575,539	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,800	0	0	18,992	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
854,800	854,800	854,800	594,531	594,531	0

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Valuation Report

DB: 2022Ga

45-006-114-011-10	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 408		4282 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	33.46	294.00	0.8554	0.9259	15000	100		397,541
<Site Value G> SUNSET SHR SITE					95000	100		95,000
218 Actual Front Feet, 1.48 Total Acres					Total Est. Land Value =			492,541

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2005

(11) Heating System: Electric Baseboard
Ground Area = 328 SF Floor Area = 410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	328		
			Total:	61,591	52,346
Other Additions/Adjustments					
	Recreation Room		164	2,744	2,332
Exterior	Stone Veneer		100	3,284	2,791
	Basement, Outside Entrance, Below Grade		1	2,215	1,883
Plumbing	Average Fixture(s)		1	1,277	1,085
Water/Sewer	2000 Gal Septic		2	16,728	14,219
Porches	WPP		225	4,142	3,521
Built-Ins	Appliance Allow.		1	2,394	2,035
Fireplaces	Prefab 2 Story		1	2,742	2,331
Local Cost Items	GENERATOR		1	3,000	3,000
					*100% Good
			Totals:	100,117	85,543

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 171,086

2022 Est. T.C.V. 006-114-011-10	=	668,627				
Est. TCV/Total Floor Area = 1630.80, Most recent sale 06/14/2013 for 650,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
356,000	356,000	356,000	244,810	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-21,700	0	0	8,078	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
334,300	334,300	334,300	252,888	252,888	0

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Valuation Report

DB: 2022Ga

45-006-114-011-20	2022 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 402		S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

			* Factors *		PARCEL B			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> SUNSET SHR SITE					95000	100		95,000
314 Actual Front Feet, 2.05 Total Acres							Total Est. Land Value =	95,000

2022 Est. T.C.V. 006-114-011-20	=	95,000
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Est. TCV/Total Floor Area = 231.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,100	43,100	43,100	43,100	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,400	0	0	1,422	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	44,522	44,522	0

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Valuation Report

DB: 2022Ga

45-006-114-012-00	2022 Est. T.C.V.	LEELANAU CENTER FOR EDUCATION
Property Class: 201		S HOMESTEAD RD
Map #: 16 & 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	500.00	2178.00	0.5612	1.4722	15000	100		6,197,103
500 Actual Front Feet, 25.00 Total Acres							Total Est. Land Value =	6,197,103

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

Costs are taken from the Schools - Classrooms cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 400

Base Rate for Upper Floors = 122.19

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 28.03 100%
Adjusted Square Foot Cost for Upper Floors = 150.22

Total Floor Area: 10,000 Base Cost New of Upper Floors = 1,502,200

Reproduction/Replacement Cost = 1,502,200
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost = 826,210

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 1,156,694
Replacement Cost/Floor Area= 150.22 Est. TCV/Floor Area= 115.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,156,694

2022 Est. T.C.V. 006-114-012-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-114-012-10	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 202		5285 FIREFLY RIDGE
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.50/PSF	216929	SqFt	1.50000	100			325,393
		4.98	Total Acres				Total Est. Land Value =	325,393

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

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

Architectural Multiplier: 0.00

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/PARC3L	59638.10	1	1.00	50	29,819

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 40,464

Total Estimated True Cash Value of Commercial/Industrial Buildings = 40,464

2022 Est. T.C.V. 006-114-012-10 = 365,857

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,500	181,500	181,500	126,015	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	4,158	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,900	182,900	182,900	130,173	130,173	0

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Valuation Report

DB: 2022Ga

45-006-114-012-15	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		1 PELZ SCORING GAME SCHOOL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.50/PSF	270072	SqFt	1.50000	100			405,108
		6.20	Total Acres				Total Est. Land Value =	405,108

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.64	296	50	390
Wood Frame	21.27	192	50	2,042

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	50	25,000
				Total Estimated Land Improvements True Cash Value = 27,432

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

Description of Occupancy: 5283 NEXT TO DAVE PELZ

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 74
Overall Building Height: 8

Base Rate for Upper Floors = 32.70

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.59 100%
Adjusted Square Foot Cost for Upper Floors = 36.29

Total Floor Area: 338	Base Cost New of Upper Floors =	12,266
	Reproduction/Replacement Cost =	12,266
Eff.Age:10	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	
	Total Depreciated Cost =	8,096

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 10,986
Replacement Cost/Floor Area= 36.29 Est. TCV/Floor Area= 32.50

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

Description of Occupancy: 5284 DAVE PELZ &COVERED TEEOFF

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 77
Overall Building Height: 8

Base Rate for Upper Floors = 150.40

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.07 100%
Adjusted Square Foot Cost for Upper Floors = 180.47

Total Floor Area: 296	Base Cost New of Upper Floors =	53,420
	Reproduction/Replacement Cost =	53,420
Eff.Age:10	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0	
	Total Depreciated Cost =	42,736

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/LIGDRAFCSA	3122.86	1	1.00	100	3,123

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 62,231
Replacement Cost/Floor Area= 191.02 Est. TCV/Floor Area= 210.24

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2004
Description of Occupancy: 5285 GREATHALL & RANGE

Costs are taken from the Clubhouses cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 312
Overall Building Height: 10

Base Rate for Upper Floors = 104.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.41 100%
Adjusted Square Foot Cost for Upper Floors = 122.61

Total Floor Area: 3,507 Base Cost New of Upper Floors = 429,994

3,507 Sq.Ft. of Sprinklers @ 4.83, Cost New = 16,939

Reproduction/Replacement Cost = 446,933
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 348,608

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/COSR/CLAIA	100714.28	1	1.00	50	50,357

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 541,395
Replacement Cost/Floor Area= 156.16 Est. TCV/Floor Area= 154.38

Total Estimated True Cash Value of Commercial/Industrial Buildings = 614,612

2022 Est. T.C.V. 006-114-012-15 = 1,047,152

Est. TCV/Total Floor Area = 252.87

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500,400	500,400	500,400	264,941	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,200	0	0	8,743	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
523,600	523,600	523,600	273,684	273,684	0	

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Valuation Report

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45-006-114-013-00	2022 Est. T.C.V.	LEELANAU SCHOOLS & LIBRARY FOUNDATI
Property Class: 201		S HOMESTEAD RD
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			1.10 Acres		5000	100		5,500
		1.10 Total Acres			Total Est. Land Value =			5,500

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

Costs are taken from the Schools - Bookstore cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 304

Base Rate for Upper Floors = 90.63

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.64 100%
Adjusted Square Foot Cost for Upper Floors = 108.27

Total Floor Area: 5,376	Base Cost New of Upper Floors =	582,060
	Reproduction/Replacement Cost =	582,060
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	Total Depreciated Cost =	389,980

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	545,972
Replacement Cost/Floor Area= 108.27	Est. TCV/Floor Area= 101.56	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 545,972

2022 Est. T.C.V. 006-114-013-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

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45-006-114-014-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S THORESON RD
Map #: 18	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			79.113 Acres		4,132 100	326,896
		79.11	Total Acres		Total Est. Land Value =	326,896

2022 Est. T.C.V. 006-114-014-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-114-016-02	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5065 SPRUCE PARK
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.60/PSF		178596 SqFt	0.60000	50		SHAPE LOCATION - TOPOGRAPHY	53,579
		4.10	Total Acres				Total Est. Land Value =	53,579

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	2240	50	2,800
Total Estimated Land Improvements				2,800

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1916 SF Floor Area = 1916 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,916		
			Total:	178,496	146,367

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	872	
3 Fixture Bath		1	3,340	2,739	

Water/Sewer					
Public Water		1	1,147	941	
Public Sewer		1	1,147	941	

Built-Ins					
Appliance Allow.		1	1,673	1,372	

Totals: 186,867 153,232

Notes: 5045

ECF (2202-H COMMERCIAL HOMESTEAD) 1.180 => TCV: 180,814

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	98,497	80,769

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	872	
3 Fixture Bath		1	3,340	2,739	

Water/Sewer					
Public Water		1	1,147	941	
Public Sewer		1	1,147	941	

Built-Ins					
Appliance Allow.		2	3,346	2,744	

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Totals: 108,541 89,006

Notes: 5045 1 &2

ECF (2202-H COMMERCIAL HOMESTEAD) 1.180 => TCV: 105,027

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
			Total:	62,909	51,584

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	872
--------------------	---	-------	-----

Water/Sewer

Public Water	1	1,147	941
Public Sewer	1	1,147	941

Built-Ins

Appliance Allow.	1	1,673	1,372
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Totals: 67,940 55,710

Notes: 5045-2ND FROM NORTH

ECF (2202-H COMMERCIAL HOMESTEAD) 1.180 => TCV: 65,738

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	576		
			Total:	73,524	60,288

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	872
--------------------	---	-------	-----

Water/Sewer

Public Water	1	1,147	941
Public Sewer	1	1,147	941

Built-Ins

Appliance Allow.	1	1,673	1,372
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Totals: 78,555 64,414

Notes: 5045-NORTH MOST

ECF (2202-H COMMERCIAL HOMESTEAD) 1.180 => TCV: 76,009

2022 Est. T.C.V. 006-114-016-02 = 483,967
Est. TCV/Total Floor Area = 120.15
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	224,300	224,300	224,300	36,778	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	1,213	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	242,000	242,000	242,000	37,991	37,991	0

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DB: 2022Ga

45-006-114-016-03	2022 Est. T.C.V.	SAML LLC
Property Class: 201		5035 S WOODRIDGE RD MAINTENANCE
Map #: 15/19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$6.00/PSF		77711	SqFt	6.00000	100		466,266
		1.78	Total Acres				Total Est. Land Value =	466,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.64	15000	50	19,800
Wood Frame	23.55	128	50	1,507
				Total Estimated Land Improvements True Cash Value = 21,307

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

Description of Occupancy: VANTAGE POINTE GARAGE

Costs are taken from the Garages - Storage cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 274

Base Rate for Upper Floors = 66.57

Parking Basement Basement, Base Rate for Basement = 58.55

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.86 100%

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

Adjusted Square Foot Cost for Upper Floors = 71.43

Adjusted Square Foot Cost for Basement = 58.55

Total Floor Area: 2,677	Base Cost New of Upper Floors =	191,218
Basement Area: 1,171	Base Cost New of Basement =	68,562

	Reproduction/Replacement Cost =	259,780
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	
	Total Depreciated Cost =	140,281

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1 =	190,362
Replacement Cost/Floor Area= 97.04	Est. TCV/Floor Area= 71.11	

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

Costs are taken from the Garages - Storage cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 136

Base Rate for Upper Floors = 72.48

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.29 100%

Adjusted Square Foot Cost for Upper Floors = 77.77

Total Floor Area: 965	Base Cost New of Upper Floors =	75,049
	Reproduction/Replacement Cost =	75,049

Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	
	Total Depreciated Cost =	40,526

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

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

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

Total Cost New = 0

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Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 54,994
Replacement Cost/Floor Area= 77.77 Est. TCV/Floor Area= 56.99

Total Estimated True Cash Value of Commercial/Industrial Buildings = 245,356

2022 Est. T.C.V. 006-114-016-03 = 732,929

Est. TCV/Total Floor Area = 201.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
356,500	356,500	356,500	81,604	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	2,692	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
366,500	366,500	366,500	84,296	84,296	0	

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45-006-114-016-04	2022 Est. T.C.V.	CONTINENTAL REAL ESTATE EQUITIES IN
Property Class: 201		S WOODRIDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
HOMESTEAD	\$0.60/PSF		26000 SqFt	0.60000	100	15,600
		0.60	Total Acres		Total Est. Land Value =	15,600

2022 Est. T.C.V. 006-114-016-04	=	15,600
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Est. TCV/Total Floor Area = 4.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,800	7,800	7,800	7,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,800	7,800	7,800	8,057	7,800	0

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45-006-114-016-05	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		CHIMNEY RDG
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.60/PSF	1000	SqFt	0.60000	100			600
		0.02	Total Acres				Total Est. Land Value =	600

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

```

Class: D      Quality: Average
Stories: 1    Story Height: 8      Perimeter: 80

```

Base Rate for Upper Floors = 28.24

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 100%
Adjusted Square Foot Cost for Upper Floors = 31.70

Total Floor Area: 400 Base Cost New of Upper Floors = 12,680

$$\text{Reproduction/Replacement Cost} = 12,680$$

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 6,847

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

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

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 9,292
Replacement Cost/Floor Area= 31.70 Est. TCV/Floor Area= 23.23

Total Estimated True Cash Value of Commercial/Industrial Buildings = 9,292

2022 Est. T.C.V. 006-114-016-05 = 9,892

$$\text{Est. TCV/Total Floor Area} = 24.73$$

2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	300	300	300	300	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	4,600	0	0	4,600	0	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	4,900	4,900	4,900	4,909	4,900	0

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45-006-114-016-10	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		FIDDLERS POND 1 TO 21
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	171.00	150.00	1.0000	0.0000	0	100*		0
HOMESTEAD \$6.00/PSF		32234	SqFt	6.00000	100			193,406

* denotes lines that do not contribute to the total acreage calculation.

171 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 193,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Landscaping: Lawn seeding	0.46	3500	0	0
Landscaping: Sprinklers, Conv.	0.64	3500	0	0
D/W/P: 4in Concrete	5.93	1563	85	7,879
D/W/P: Asphalt Paving	2.64	7488	85	16,803
Pool: Concrete	65.83	1046	85	58,529
Whirl Pool Bath	16,020.00	1	85	13,617

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	10	100	100,000
Total Estimated Land Improvements True Cash Value =				196,828

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

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average
Total Floor Area: 5249 # of Units: 7

Base Rate for Upper Floors = 83.97

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 111.01

Total Floor Area: 5,249 Base Cost New of Upper Floors = 582,690

Reproduction/Replacement Cost = 582,690
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 355,441

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 482,333
Replacement Cost/Floor Area= 111.01 Est. TCV/Floor Area= 91.89

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1983
Description of Occupancy: BLDG B

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average
Total Floor Area: 5209 # of Units: 7

Base Rate for Upper Floors = 83.97

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 111.01

Total Floor Area: 5,209 Base Cost New of Upper Floors = 578,252

Reproduction/Replacement Cost = 578,252

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Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 352,734

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 478,660
Replacement Cost/Floor Area= 111.01 Est. TCV/Floor Area= 91.89

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1983
Description of Occupancy: BLDG C

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average
Total Floor Area: 5249 # of Units: 7

Base Rate for Upper Floors = 83.97

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 111.01

Total Floor Area: 5,249 Base Cost New of Upper Floors = 582,690
Reproduction/Replacement Cost = 582,690
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 355,441

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 482,333
Replacement Cost/Floor Area= 111.01 Est. TCV/Floor Area= 91.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,443,326

2022 Est. T.C.V. 006-114-016-10 = 1,833,560

Est. TCV/Total Floor Area = 116.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
880,900	880,900	880,900	346,675	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,900	0	0	11,440	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
916,800	916,800	916,800	358,115	358,115	0	

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45-006-114-016-15	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5455 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	136.00	0.00	1.0000	1.0000	0	100		0
HOMESTEAD \$50/SF THE INN		22041	SqFt	50.00000	100			1,102,068
136 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	1,102,068

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.96	576	50	2,004
Wood Frame	19.21	480	50	4,610

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	17	0	0

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
CITY WATER & SEWER	0.00	1	91	100		0
Total Estimated Land Improvements True Cash Value =						6,614

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

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Average
Total Floor Area: 26064 # of Units: 13

Base Rate for Upper Floors = 83.97

Finished Basement Basement, Base Rate for Basement = 55.40

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 6.75

Adjusted Square Foot Cost for Upper Floors = 111.01

Adjusted Square Foot Cost for Basement = 62.15

Total Floor Area: 26,064 Base Cost New of Upper Floors = 2,893,364

Basement Area: 8,211 Base Cost New of Basement = 510,313

Reproduction/Replacement Cost = 3,403,677

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 1,837,986

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	6.74	288	1.00	50	971

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 2,495,464

Replacement Cost/Floor Area= 130.66 Est. TCV/Floor Area= 95.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,495,464

2022 Est. T.C.V. 006-114-016-15 = 3,604,146

Est. TCV/Total Floor Area = 138.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,708,300	1,708,300	1,708,300	1,275,524	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	93,800	0	0	42,092	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,802,100	1,802,100	1,802,100	1,317,616	1,317,616	0

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Valuation Report

DB: 2022Ga

45-006-114-016-20	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S WOODRIDGE DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.80/PSF	277869	SqFt	0.80000	100	SEWAGE LAGOON		222,295
		6.38	Total Acres			Total Est. Land Value =		222,295

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

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 118

Base Rate for Upper Floors = 29.98

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.29 100%
Adjusted Square Foot Cost for Upper Floors = 33.27

Total Floor Area: 714 Base Cost New of Upper Floors = 23,755

Reproduction/Replacement Cost = 23,755
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/50 /50 /11.3
Total Depreciated Cost = 2,672

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

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

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

(1) Excavation/Site Preparation:

Excavation (in cubic feet)	1 Ba	0.35	840000	1.000	1.000	294,000
Site Prep	1 Up	0.28	840000	1.000	1.000	235,200

Total Cost of Upper Stories = 235,200
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost of Lower Stories = 294,000
Total Cost New = 529,200

Architectural Multiplier: 1.06

Reproduction/Replacement Cost = 560,952
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/50 /50 /11.3
Total Depreciated Cost = 63,107

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 89,263
Replacement Cost/Floor Area= 818.92 Est. TCV/Floor Area= 125.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 89,263

2022 Est. T.C.V. 006-114-016-20 = 311,558

Est. TCV/Total Floor Area = 436.36, Most recent sale 02/12/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,200	152,200	152,200	111,879	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	3,692	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,800	155,800	155,800	115,571	115,571	0

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Valuation Report

DB: 2022Ga

45-006-114-016-26	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		FIDDLERS POND & LTL BELLE 22-63 & 1-14
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	51.15	102.00	1.0000	0.0000	0	100*		0
HOMESTEAD \$6.00/PSF		78103	SqFt	6.00000	100			468,619
* denotes lines that do not contribute to the total acreage calculation.								
51 Actual Front Feet, 1.79 Total Acres								Total Est. Land Value = 468,619

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	20	100	200,000
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
CITY WATER & SEWER	0.00	1	94 100	0
Total Estimated Land Improvements True Cash Value =				200,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982
Description of Occupancy: LTL BELLE1-4 WITH RETAIL

Costs are taken from the Motels cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Total Floor Area: 2476 # of Units: 5

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 2,476 Base Cost New of Upper Floors = 344,091
Reproduction/Replacement Cost = 344,091
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 206,455

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 280,159
Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1983
Description of Occupancy: N.V./LTLBELLE 8-5

Costs are taken from the Motels cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Total Floor Area: 2090 # of Units: 6

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 2,090 Base Cost New of Upper Floors = 290,448
Reproduction/Replacement Cost = 290,448
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 174,269

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1-2U	1645.72	6	1.000	1.000	9,874
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Total Cost of Lump-Sum Items = 9,874

Total Cost New = 9,874

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 236,483

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

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

Description of Occupancy: LTLBELLE13,14&FITNESSCNTR

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Total Floor Area: 2704 # of Units: 3

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 2,704 Base Cost New of Upper Floors = 375,774

Reproduction/Replacement Cost = 375,774

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 225,464

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 305,955

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

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

Description of Occupancy: LTL BELLE 9-12

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Total Floor Area: 3469 # of Units: 6

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air	Cost/SqFt: 13.52	100%
---	------------------	------

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 3,469 Base Cost New of Upper Floors = 482,087

Reproduction/Replacement Cost = 482,087

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 289,252

Parcel Number: 45-006-114-016-26

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ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 4 = 392,515
Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1982
Description of Occupancy: BLDG D #22-26

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good
Total Floor Area: 3447 # of Units: 5

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 3,447 Base Cost New of Upper Floors = 479,029

Reproduction/Replacement Cost = 479,029
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 287,417

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 5 = 390,025
Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

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

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good
Total Floor Area: 3447 # of Units: 5

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%
Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 3,447 Base Cost New of Upper Floors = 479,029

Reproduction/Replacement Cost = 479,029
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 287,417

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 6 = 390,025
Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

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

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good
Total Floor Area: 5145 # of Units: 7

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Combined Heating System adjustment: 27.04 100%

Parcel Number: 45-006-114-016-26

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Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 5,145 Base Cost New of Upper Floors = 714,999

Reproduction/Replacement Cost = 714,999

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 428,999

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 7 = 582,152

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 1983

Description of Occupancy: BLDG G #39-43

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Total Floor Area: 3447 # of Units: 5

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 3,447 Base Cost New of Upper Floors = 479,029

Reproduction/Replacement Cost = 479,029

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 287,417

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 8 = 390,025

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 1982

Description of Occupancy: BLDG H #44-49

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Total Floor Area: 4766 # of Units: 6

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 4,766 Base Cost New of Upper Floors = 662,330

Reproduction/Replacement Cost = 662,330

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 397,398

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 9 = 539,269

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 1983

Description of Occupancy: BLDG I 50-56

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Parcel Number: 45-006-114-016-26

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Total Floor Area: 5145 # of Units: 7

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 5,145 Base Cost New of Upper Floors = 714,999

Reproduction/Replacement Cost = 714,999

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 428,999

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 10 = 582,152

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 1983

Description of Occupancy: BLDG J 57-63

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Good

Total Floor Area: 5145 # of Units: 7

Base Rate for Upper Floors = 111.93

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%

Combined Heating System adjustment: 27.04 100%

Adjusted Square Foot Cost for Upper Floors = 138.97

Total Floor Area: 5,145 Base Cost New of Upper Floors = 714,999

Reproduction/Replacement Cost = 714,999

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 428,999

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 11 = 582,152

Replacement Cost/Floor Area= 138.97 Est. TCV/Floor Area= 113.15

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 1982

Description of Occupancy: LILLY JADE SPA

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 132

Base Rate for Upper Floors = 101.58

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 24.87 100%

Adjusted Square Foot Cost for Upper Floors = 126.45

Total Floor Area: 1,083 Base Cost New of Upper Floors = 136,945

Reproduction/Replacement Cost = 136,945

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 82,167

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
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Parcel Number: 45-006-114-016-26

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(7) Interior:

Frame, Barber Shop	1 Up	8.16	1083	1.000	1.000	8,837
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(8) Plumbing:

Typical, Barber Shop	1 Up	4.88	1083	1.000	1.000	5,285
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(39) Miscellaneous

Miscellaneous Built-in Construction:

Sound System, Base Cost	1 Up	960.00	1	1.000	1.000	960
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Total Cost of Upper Stories = 14,122

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost of Lump-Sum Items = 960

Total Cost New = 15,082

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 12 = 111,501

Replacement Cost/Floor Area= 126.45 Est. TCV/Floor Area= 102.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,782,413

2022 Est. T.C.V. 006-114-016-26 = 5,451,032

Est. TCV/Total Floor Area = 128.67

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,687,800	2,687,800	2,687,800	279,168	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,700	0	0	9,212	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,725,500	2,725,500	2,725,500	288,380	288,380	0	

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Valuation Report

DB: 2022Ga

45-006-114-016-30	2022 Est. T.C.V.	WINKELMAN ERIC D TRUST
Property Class: 408		4070 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	321.55	0.9286	0.9469	15000	100		1,318,936
LK MI "A" 15000	44.82	321.55	0.8660	0.8293	15000	50	SURPLUS: ZONING 100 FT	241,402
145 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								1,560,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	150	0	0
D/W/P: 4in Ren. Conc.	7.08	720	0	0
Wood Frame	31.40	57	50	895
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,895

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1277 SF Floor Area = 1784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,277		
0.5 Story	Siding	Overhang	55		
1 Story	Siding	Overhang	479		
Total:				216,618	140,794

Other Additions/Adjustments

Recreation Room	1277	21,364	10,682
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	689	9,935	6,458
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Deck

Treated Wood	250	4,145	2,694
Treated Wood	160	3,094	2,011
Treated Wood	1165	13,095	8,512

Balcony

Wood Balcony	89	3,137	2,039
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Garages

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

Base Cost	699	29,735	19,328
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
2nd on Same Stack	1	3,776	2,454

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals:	334,805	215,459
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 430,918

2022 Est. T.C.V. 006-114-016-30 = 1,997,151

Est. TCV/Total Floor Area = 1119.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
962,600	962,600	962,600	427,126	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,000	0	0	14,095	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
998,600	998,600	998,600	441,221	441,221	441,221	

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Valuation Report

DB: 2022Ga

45-006-114-016-35	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		W TIMBER CREST
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	177.36	161.00	1.0000	0.0000	0 100*	PARKING LOT 0
HOMESTEAD	\$5.00/PSF		28545	SqFt	5.00000	100 142,727
* denotes lines that do not contribute to the total acreage calculation.						
177 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =						142,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	11587	50	15,526

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	50	2,500
Total Estimated Land Improvements True Cash Value =				18,026

2022 Est. T.C.V. 006-114-016-35 = 160,753

Est. TCV/Total Floor Area = 90.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,700	79,700	79,700	47,242	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	1,558	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,400	80,400	80,400	48,800	48,800	0

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Valuation Report

DB: 2022Ga

45-006-114-016-36	2022 Est. T.C.V.	GENTLE WINDS CONDO ASSOCIATION
Property Class: 201		S HOMESTEAD RD
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	138.00	1.0000	0.0000	0	100*		0
HOMESTEAD \$0.80/PSF			41382 SqFt	0.80000	115		RES AREA LOCATION	38,071
* denotes lines that do not contribute to the total acreage calculation.								
300 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 38,071

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	4956	50	5,674
Total Estimated Land Improvements True Cash Value =				5,674

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 13.70

Adjusted Square Foot Cost for Upper Floors = 13.70

Total Floor Area: 1,800	Base Cost New of Upper Floors =	24,660
	Reproduction/Replacement Cost =	24,660
Eff.Age:8	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0	
	Total Depreciated Cost =	17,755

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

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

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

Architectural Multiplier: 0.00

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

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1 =	24,094
Replacement Cost/Floor Area= 13.70	Est. TCV/Floor Area= 13.39	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 24,094

2022 Est. T.C.V. 006-114-016-36 = 67,839

Est. TCV/Total Floor Area = 37.69, Most recent sale 11/04/1998 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,800	32,800	32,800	25,394	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	838	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,900	33,900	33,900	26,232	26,232	0

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Valuation Report

DB: 2022Ga

45-006-114-016-40	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5030 S WOODRIDGE RD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	51.15	102.00	1.0000	0.0000	0	100*		0
HOMESTEAD 201 SITE		78103	SqFt	3.00000	100			234,310
* denotes lines that do not contribute to the total acreage calculation.								
51 Actual Front Feet, 1.79 Total Acres Total Est. Land Value =								234,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
CITY WATER & SEWER	0.00	1	94 100	0
Total Estimated Land Improvements True Cash Value =				20,000

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

Costs are taken from the Restaurants cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 124.07

Finished Basement Basement, Base Rate for Basement = 77.19

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 24.15 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 7.30

Adjusted Square Foot Cost for Upper Floors = 148.22

Adjusted Square Foot Cost for Basement = 84.49

Total Floor Area: 3,259	Base Cost New of Upper Floors =	483,050
Basement Area: 3,520	Base Cost New of Basement =	297,405

Reproduction/Replacement Cost =		780,455
Eff.Age:10	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	
Total Depreciated Cost =		577,537

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1 =	783,717
Replacement Cost/Floor Area= 239.48	Est. TCV/Floor Area= 240.48	

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

Costs are taken from the Restaurants cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 279

Base Rate for Upper Floors = 115.26

Finished Basement Basement, Base Rate for Basement = 94.69

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.83 100%

Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 18.19

Adjusted Square Foot Cost for Upper Floors = 130.09

Adjusted Square Foot Cost for Basement = 112.88

Total Floor Area: 4,093	Base Cost New of Upper Floors =	532,458
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2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	806,300	806,300	806,300	674,036	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	55,100	0	0	22,243		0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	861,400	861,400	861,400	696,279	696,279		0

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Valuation Report

DB: 2022Ga

45-006-114-016-45	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S HOMESTEAD RD
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	365.00	180.00	1.0000	0.0000	0	100*	PARKING LOT	0
HOMESTEAD	\$3.60/PSF		65700	SqFt	3.60000	100		236,520

* denotes lines that do not contribute to the total acreage calculation.

365 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 236,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.64	78750	50	103,950
Total Estimated Land Improvements True Cash Value =				103,950

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

Description of Occupancy:

Costs are taken from the Pavilions cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Average	
Stories: 1	Story Height: 8	Perimeter: 84

Base Rate for Upper Floors = 102.09

Adjusted Square Foot Cost for Upper Floors = 102.09

Total Floor Area: 388	Base Cost New of Upper Floors =	39,611
	Reproduction/Replacement Cost =	39,611
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	32,481

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1 =	44,077
Replacement Cost/Floor Area= 102.09	Est. TCV/Floor Area= 113.60	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 44,077

2022 Est. T.C.V. 006-114-016-45 = 384,547

Est. TCV/Total Floor Area = 991.10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,700	186,700	186,700	117,153	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	3,866	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,300	192,300	192,300	121,019	121,019	0

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Valuation Report

DB: 2022Ga

45-006-114-016-47	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S RIVERS EDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
2122 COMME	\$1.25/SQFT		11713 SqFt	1.25000	85	EASEMENT AREA - LIMITED USE	12,445
		0.27	Total Acres			Total Est. Land Value =	12,445

2022 Est. T.C.V. 006-114-016-47	=	12,445
---------------------------------	---	--------

Est. TCV/Total Floor Area = 32.07

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,200	6,200	6,200	3,932	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	129	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	4,061	4,061	0	

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DB: 2022Ga

45-006-114-016-50	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5460 S HOMESTEAD RD
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE MICH	13000	315.00	378.20	0.7506	0.9769	13000	100	3,002,907
315 Actual Front Feet, 2.73 Total Acres Total Est. Land Value =								3,002,907

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.62	120	50	1,477
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	100	20,000
Total Estimated Land Improvements True Cash Value =				21,477

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 869 SF Floor Area = 869 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/0/100/0

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	443		
1 Story	Siding	Slab	426		
Total:				98,800	0

Other Additions/Adjustments

Porches			
CCP (1 Story)	411	8,705	0

Built-Ins			
Appliance Allow.	1	2,394	0
Totals:		109,899	0

Notes: BATH HOUSES

ECF (2202-H COMMERCIAL HOMESTEAD) 1.180 => TCV: 0

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

Costs are taken from the Restaurants cost schedules.

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

Class: C	Quality: Good	
Stories: 1	Story Height: 8	Perimeter: 186

Base Rate for Upper Floors = 186.81

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.80 100%
Adjusted Square Foot Cost for Upper Floors = 203.61

Total Floor Area: 1,716	Base Cost New of Upper Floors =	349,395
Reproduction/Replacement Cost =		349,395
Eff.Age:16	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0	
Total Depreciated Cost =		213,131

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 289,219
Replacement Cost/Floor Area= 203.61 Est. TCV/Floor Area= 168.54

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: FLIP FLOPS

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Costs are taken from the Stores - Retail cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 108

Base Rate for Upper Floors = 127.76

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.00 100%
Adjusted Square Foot Cost for Upper Floors = 149.76

Total Floor Area: 517 Base Cost New of Upper Floors = 77,426

Reproduction/Replacement Cost = 77,426
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 53,424ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 72,496
Replacement Cost/Floor Area= 149.76 Est. TCV/Floor Area= 140.22Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: BEHIND FLIP FLOPS

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 147

Base Rate for Upper Floors = 35.17

Adjusted Square Foot Cost for Upper Floors = 35.17

Total Floor Area: 906 Base Cost New of Upper Floors = 31,864

Reproduction/Replacement Cost = 31,864
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 19,437

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

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

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 0ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 26,376
Replacement Cost/Floor Area= 35.17 Est. TCV/Floor Area= 29.11Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: TENNIS COURT & SWIMMING POOL

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
TENNIS COURT CC	2.65	6136	1.00	70	11,382
PLUMBING FIX FL DRAIN	360.20	1	1.00	70	252
PLUMBING FIX SHOWER	708.57	1	1.00	70	496
PLUMBING FIX DRK FNT	614.10	1	1.00	70	430
COMMERCIAL SWIM POOL	71.72	2200	1.00	70	110,449
PATIO	6.20	374	1.00	75	1,739
PAVING	3.25	295	1.00	75	719

Parcel Number: 45-006-114-016-50

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ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 4 = 170,259

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

Costs are taken from the Restroom Buildings cost schedules.

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

Class: C Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 146.67

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.23 100%

Adjusted Square Foot Cost for Upper Floors = 151.90

Total Floor Area: 869 Base Cost New of Upper Floors = 132,002

Reproduction/Replacement Cost = 132,002

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

Total Depreciated Cost = 95,041

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 5 = 128,971

Replacement Cost/Floor Area= 151.90 Est. TCV/Floor Area= 148.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 687,321

2022 Est. T.C.V. 006-114-016-50 = 3,711,705

Est. TCV/Total Floor Area = 761.06

2021 Assessed MBOR S.E.V.

1,830,900 1,830,900 1,830,900

Base for Cap

C.P.I.

1,436,098

3.30

2022 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 25,000 0

0

47,391

0

2022 Assessed MBOR S.E.V.

1,855,900 1,855,900 1,855,900

Capped

->Taxable<-

PRE/MBT

1,483,489

1,483,489

0

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Valuation Report

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45-006-114-016-55	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S WOODRIDGE RD
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
	25.00	50.00	1.0000	0.0000	0	100*	
HOMESTEAD	\$0.60/PSF		6050 SqFt	0.60000	100		
* denotes lines that do not contribute to the total acreage calculation.							Value
25 Actual Front Feet, 0.14 Total Acres							3,630
Total Est. Land Value =							3,630

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 44

Base Rate for Upper Floors = 39.06

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.79 100%
Adjusted Square Foot Cost for Upper Floors = 43.85

Total Floor Area: 110	Base Cost New of Upper Floors =	4,823
	Reproduction/Replacement Cost =	4,823
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0	
	Total Depreciated Cost =	2,604

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 12 UTILITY PIPE DRAIN	13.32	4490	1.00	55	32,894
UIP 3 WATER WELL 8 TO 10"	36.58	200	1.00	55	4,024

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 53,632
Replacement Cost/Floor Area= 654.05 Est. TCV/Floor Area= 487.56

Total Estimated True Cash Value of Commercial/Industrial Buildings = 53,632

2022 Est. T.C.V. 006-114-016-55	=	57,262
Est. TCV/Total Floor Area = 520.56		
2021 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
33,900 33,900 33,900	33,477 3.30	
2022 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 -5,300 0	0 -4,877 0	
2022 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
28,600 28,600 28,600	34,581 28,600 0	

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Valuation Report

DB: 2022Ga

45-006-114-016-60	2022 Est. T.C.V.	OBATA NORI
Property Class: 408		4040 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUNSET SHR 15K/	100.00	343.60	0.9942	0.9627	15000	100		1,435,716
SUNSET SHR 15K/	2.94	343.60	0.9942	0.9627	15000	50	SURPLUS: ZONING 100 FT	21,127
103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								1,456,843

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1981

(11) Heating System: Electric Baseboard
Ground Area = 1456 SF Floor Area = 2278 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,096		
1 Story	Siding	Crawl Space	360		
Total:				241,237	168,894

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Garages

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

Base Cost	432	17,690	12,383
Storage Over Garage	108	1,284	899
Common Wall: 1 Wall	1	-2,324	-1,627
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Deck

Treated Wood	962	10,813	7,569
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Breezeways

Frame Wall	300	17,865	12,505
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Totals: 309,714 216,827

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 433,654

2022 Est. T.C.V. 006-114-016-60	=	1,897,997
Est. TCV/Total Floor Area = 833.19		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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Parcel Number: 45-006-114-016-60

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2022	912,600	912,600	912,600	611,808	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,400	0	0	20,189	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	949,000	949,000	949,000	631,997	631,997	631,997

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Valuation Report

DB: 2022Ga

45-006-114-016-65	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S WOODRIDGE DR
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	42.00	42.00	1.0000	0.0000	0	100*		0
HOMESTEAD 201 SITE			1742 SqFt	3.00000	100			5,227
* denotes lines that do not contribute to the total acreage calculation.								
42 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	5,227

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 11 WELDED ST WATR TAN	46057.15	1	1.00	45	20,726

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 28,125

Total Estimated True Cash Value of Commercial/Industrial Buildings = 28,125

2022 Est. T.C.V. 006-114-016-65 = 33,352

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	15,395	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	508	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,700	16,700	16,700	15,903	15,903	0	

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Valuation Report

DB: 2022Ga

45-006-114-016-70	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S WOODRIDGE DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	3.001500.00	1.0000	0.0000		0	100*		0
HOMESTEAD 201 SITE		4791	SqFt	3.00000	100			14,373
* denotes lines that do not contribute to the total acreage calculation.								
3 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 14,373

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 52

Base Rate for Upper Floors = 34.08

Adjusted Square Foot Cost for Upper Floors = 34.08

Total Floor Area: 168	Base Cost New of Upper Floors =	5,725
	Reproduction/Replacement Cost =	5,725
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	2,004

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 11 WELDED ST WATR TAN	44571.43	1	1.00	60	26,743

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 39,009
Replacement Cost/Floor Area= 299.38 Est. TCV/Floor Area= 232.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,009

2022 Est. T.C.V. 006-114-016-70 = 53,382

Est. TCV/Total Floor Area = 317.75

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	17,005	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	561	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	17,566	17,566	0	

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45-006-114-016-75	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5000 S WOODRIDGE RD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	209.52	205.82	1.0000	0.0000	0	100*		0
HOMESTEAD \$5.00/PSF		43124	SqFt	5.00000	100			215,622
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 0.99 Total Acres								Total Est. Land Value = 215,622

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.57	106	80	3,016
Wood Frame	48.84	30	80	1,172
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	97	7,275
Total Estimated Land Improvements True Cash Value =				11,463

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997
Description of Occupancy: RECEPTION CENTER

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 315

Base Rate for Upper Floors = 103.02

Office Basement Basement, Base Rate for Basement = 83.51

(Basement Fireproofing Rate = 0.00)

Mezzanine 1 Office Base Rate = 70.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.60 100%

Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 25.01

Adjusted Square Foot Cost for Upper Floors = 123.62

Adjusted Square Foot Cost for Basement = 108.52

Total Floor Area: 4,190	Base Cost New of Upper Floors =	517,968
Basement Area: 3,969	Base Cost New of Basement =	430,716
Mezzanine 1 Area: 225	Base Cost New of Mezzanine =	15,833

Reproduction/Replacement Cost =		964,517
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0	
Total Depreciated Cost =		684,807

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	101.71	1104	1.00	50	56,144

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 1,005,471
Replacement Cost/Floor Area= 256.99 Est. TCV/Floor Area= 239.97

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: SERVICE BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 36.05

Adjusted Square Foot Cost for Upper Floors = 36.05

Total Floor Area: 169	Base Cost New of Upper Floors =	6,092
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Reproduction/Replacement Cost = 6,092
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 3,046

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
UIP 16 PDD	9.89	124	1.00	50	613

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 2 = 4,965
Replacement Cost/Floor Area= 43.30 Est. TCV/Floor Area= 29.38

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005
Description of Occupancy: 2005 8.5*12.5 ATTACHED STORAGE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 29

Base Rate for Upper Floors = 22.68

Adjusted Square Foot Cost for Upper Floors = 22.68

Total Floor Area: 106 Base Cost New of Upper Floors = 2,405

Reproduction/Replacement Cost = 2,405
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 1,467

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 1,991
Replacement Cost/Floor Area= 22.69 Est. TCV/Floor Area= 18.78

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1997
Description of Occupancy: GATE HOUSE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 22

Base Rate for Upper Floors = 58.03

(10) Heating system: Electric Wall Heaters Cost/SqFt: 5.50 100%
Adjusted Square Foot Cost for Upper Floors = 63.53

Total Floor Area: 30 Base Cost New of Upper Floors = 1,906

Reproduction/Replacement Cost = 1,906
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 839

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 4 = 1,138
Replacement Cost/Floor Area= 63.53 Est. TCV/Floor Area= 37.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,013,565

2022 Est. T.C.V. 006-114-016-75 = 1,240,650

Est. TCV/Total Floor Area = 276.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
612,500	612,500	612,500	426,330	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	14,068	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
620,300	620,300	620,300	440,398	440,398	0	

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45-006-114-016-76	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 401		1 VANTAGE PT A
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			1.630 Acres		0	100		0
H833 VANTA HOME SITE END			1 Units	380000.00000	100	1.63AC	SITE	380,000
H833 VANTA BACK SITES			1 Units	35000.00000	100	EXCESS		35,000
	1.63	Total Acres			Total Est.		Land Value =	415,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3189 SF Floor Area = 4784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	3,189		
			Total:	630,786	410,041

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,684	2,395
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Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	3	27,132	17,636

Porches

CCP (1 Story)	147	4,951	3,218
WCP (1 Story)	323	13,747	8,936
WPP	242	6,074	3,948

Garages

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

Base Cost	802	49,058	31,888
Door Opener	2	1,324	861

Water/Sewer

Public Water	1	1,903	1,237
Public Sewer	1	1,903	1,237

Built-Ins

Appliance Allow.	1	5,926	3,852
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Fireplaces

Interior 1 Story	1	6,826	4,437
Interior 2 Story	1	8,308	5,400

Totals:	764,489	496,950
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Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 1,043,595

2022 Est. T.C.V. 006-114-016-76	=	1,466,095
Est. TCV/Total Floor Area = 306.46		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	737,600	737,600	737,600	161,125	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,600	0	0	5,317	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	733,000	733,000	733,000	166,442	166,442	0

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45-006-114-016-77	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5000 S WOODRIDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$5.00/PSF		20038	SqFt	5.00000	100		100,188
		0.46	Total Acres				Total Est. Land Value =	100,188

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: HAWKS NEST CLUB HOUSE & POOL

Costs are taken from the Clubhouses cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Average	
Stories: 2	Story Height: 14	Perimeter: 112

Base Rate for Upper Floors = 145.92

(10) Heating system: Package Heating & Cooling	Cost/SqFt: 23.87	100%
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 23.87	100%
	Combined Heating System adjustment: 47.74	100%

Adjusted Square Foot Cost for Upper Floors = 193.66

Total Floor Area: 1,536	Base Cost New of Upper Floors =	297,461
	Reproduction/Replacement Cost =	297,461
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0	
	Total Depreciated Cost =	187,400

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	105.10	200	1.00	75	15,765

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1	=	275,695
Replacement Cost/Floor Area= 207.34	Est. TCV/Floor Area=	179.49	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 275,695

2022 Est. T.C.V. 006-114-016-77	=	375,883			
Est. TCV/Total Floor Area = 244.72					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,900	177,900	177,900	63,227	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	0	2,086	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,900	187,900	187,900	65,313	65,313	0

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45-006-114-016-90	2022 Est. T.C.V.	SAML LLC
Property Class: 202		S WOODRIDGE RD
Map #: 15, 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.50/PSF		133729 SqFt	1.50000	100			200,594
		3.07	Total Acres				Total Est. Land Value =	200,594

2022 Est. T.C.V. 006-114-016-90 = 200,594

Est. TCV/Total Floor Area = 130.60, Most recent sale 02/12/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,300	100,300	100,300	59,179	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,952	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,300	100,300	100,300	61,131	61,131	0

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45-006-114-016-95	2022 Est. T.C.V.	SAML LLC
Property Class: 201		S WOODRIDGE RD
Map #: 15, 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.60/PSF	1207483	SqFt	0.60000	75		TOPOGRAPHY - SKI & GOLF	543,367
		27.72	Total Acres				Total Est. Land Value =	543,367

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	95	47,500
				Total Estimated Land Improvements True Cash Value = 47,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985
Description of Occupancy: MOUNTAIN FLOWERS (GNOMES)

Costs are taken from the Convention Centers cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Average	
Stories: 1	Story Height: 12	Perimeter: 478

Base Rate for Upper Floors = 124.86
Unfinished Basement Basement, Base Rate for Basement = 40.58
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.82 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 146.68
Adjusted Square Foot Cost for Basement = 40.58

Total Floor Area: 8,182	Base Cost New of Upper Floors =	1,200,135
Basement Area: 6,137	Base Cost New of Basement =	249,039

8,182 Sq.Ft. of Sprinklers @ 4.70, Cost New = 38,455

	Reproduction/Replacement Cost =	1,487,629
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0	
	Total Depreciated Cost =	937,206

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 1 =	1,271,789
Replacement Cost/Floor Area= 181.82	Est. TCV/Floor Area=	155.44

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1985
Description of Occupancy: RENDEZVOUS CAFE SKI/GOLF SHOP

Costs are taken from the Stores - Retail cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Average	
Stories: 1	Story Height: 12	Perimeter: 116

Base Rate for Upper Floors = 122.67

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.26 100%
Adjusted Square Foot Cost for Upper Floors = 133.93

Total Floor Area: 600	Base Cost New of Upper Floors =	80,358
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	Reproduction/Replacement Cost =	80,358
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
	Total Depreciated Cost =	48,215

ECF (2202-H COMMERCIAL HOMESTEAD)	1.357 => TCV of Bldg: 2 =	65,427
Replacement Cost/Floor Area= 133.93	Est. TCV/Floor Area=	109.05

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Description of Occupancy: 3 SKI CHAIR LIFTS

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

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

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SKIL/DOU1500350A	274.57	830	1.00	100	227,893
/CI17/SKIL/DOU1500350A	274.57	817	1.00	100	224,324
/CI17/SKIL/DOU1500350A	274.57	615	1.00	100	168,861

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 3 = 842,803

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: GOLF COURSE IMPROVEMENTS

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

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

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/PARC3L	59638.10	9	1.00	100	536,743

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 4 = 728,360

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,908,379

2022 Est. T.C.V. 006-114-016-95 = 3,499,246

Est. TCV/Total Floor Area = 398.46, Most recent sale 02/12/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,644,000	1,644,000	1,644,000	838,569	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
300	105,300	0	0	27,972	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,749,600	1,749,600	1,749,600	866,241	866,241	0

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45-006-114-016-96	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 401		32 SKIPPERS WOODS SUB
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HOMESTEAD	201 SITE		2614 SqFt	3.00000	100		7,841
		0.06	Total Acres			Total Est. Land Value =	7,841

2022 Est. T.C.V. 006-114-016-96	=	7,841
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Est. TCV/Total Floor Area = 0.89

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,900	3,900	3,900	1,814	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	59	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	1,873	1,873	0

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45-006-114-017-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S THORES ON RD
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
090 EXEMPT PARK		80.00	Acres	5000	100	400,000
		80.00	Total Acres		Total Est. Land Value =	400,000

2022 Est. T.C.V. 006-114-017-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-117-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W SLEEPING BEAR DR
Map #: 22	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			5.300 Acres		8,802 100	46,650
		5.30	Total Acres		Total Est. Land Value =	46,650

2022 Est. T.C.V. 006-117-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-118-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 23	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			204.500 Acres		4,000	100		818,000
		204.50	Total Acres				Total Est. Land Value =	818,000

2022 Est. T.C.V. 006-118-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-119-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 24	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			604.640 Acres		4,000 100	2,418,560
		604.64	Total Acres		Total Est. Land Value =	2,418,560

2022 Est. T.C.V. 006-119-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-120-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 409		W SLEEPING BEAR DR
Map #: 25	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ACREAGE TABLE 4127			103.077 Acres		42,000 100	4,329,234
	103.08	Total Acres			Total Est. Land Value =	4,329,234

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	2.33	19000 50	22,135
Total Estimated Land Improvements True Cash Value =			22,135

2022 Est. T.C.V. 006-120-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-120-013-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		8000 W HARBOR HWY
Map #: 25	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
EXEMPT - PARK			106.189 Acres		4,000 100	
		106.19	Total Acres		Total Est. Land Value =	
						424,756

2022 Est. T.C.V. 006-120-013-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-120-022-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 408		W SLEEPING BEAR DR
Map #: 26	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"\$12000	100.00	735.00	1.0000	1.1444	12000	100		1,373,227
100 Actual Front Feet,	1.69	Total Acres			Total Est.		Land Value =	1,373,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425
Total Estimated Land Improvements		True Cash Value =		2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1256 SF Floor Area = 1840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	584		
1 Story	Siding	Crawl Space	672		
		Total:		206,242	144,372

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
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Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	196	3,898	2,729
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Deck

Treated Wood	74	1,871	1,310
Treated Wood	240	4,042	2,829

Garages

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

Base Cost	672	21,551	15,086
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Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 256,260 179,385

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 358,770

2022 Est. T.C.V. 006-120-022-00	=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/12/2016 for 1,002,600		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
0 0 0 0 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 0 0 0 0 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-120-022-00

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Valuation Report

DB: 2022Ga

45-006-120-034-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 27	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
EXEMPT - PARK			150.000	Acres	4,000	100
		150.00	Total Acres		Total Est.	Land Value =
						600,000

2022 Est. T.C.V. 006-120-034-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-120-038-00	2022 Est. T.C.V.	TRAVIS FAMILY TRUST
Property Class: 460		8721 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF	100.00	273.00	1.0000	1.0000	3000	100	VIEW LOT	300,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	440	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	97	1,455
Total Estimated Land Improvements True Cash Value =				1,455

Cost Est. for Res. Bldg: 1 A-Frame A-FRAME Cls Good Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 715 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	572		
Total:				73,523	40,440

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,277	702

Water/Sewer				
1000 Gal Septic	1	4,209	2,315	
Water Well, 100 Feet	1	4,880	2,684	

Deck				
Treated Wood	176	3,289	1,809	
Treated Wood	88	2,071	1,139	

Built-Ins				
Appliance Allow.	1	1,673	920	

Fireplaces				
Interior 1 Story	1	4,067	2,237	

Totals: 94,989 52,246

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 104,492

2022 Est. T.C.V. 006-120-038-00 = 405,947

Est. TCV/Total Floor Area = 567.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,400	189,400	189,400	159,347	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,600	0	5,258	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,000	203,000	203,000	164,605	164,605	0	

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Valuation Report

DB: 2022Ga

45-006-120-043-10	2022 Est. T.C.V.	WALDECK GEORGE PHILLIP JR
Property Class: 460		8762 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	75.00	475.00	1.0902	0.9323	15000	100		1,143,507
75 Actual Front Feet, 0.82 Total Acres					Total Est. Land Value =			1,143,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	30	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	97	7,275
Total Estimated Land Improvements True Cash Value =				7,275

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

(11) Heating System: Electric Baseboard
Ground Area = 2294 SF Floor Area = 2294 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,294		
			Total:	301,021	240,815

Other Additions/Adjustments

Exterior				
Stone Veneer	420	16,947	13,558	

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WSEP (1 Story)	203	11,514	9,211
WCP (1 Story)	78	4,610	3,688
WCP (1 Story)	24	1,834	1,467

Deck

Treated Wood	337	5,348	4,278
Treated Wood	788	9,385	7,508

Garages

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

Door Opener	3	1,773	1,418
Base Cost	1032	40,981	32,785

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 424,867 339,891

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 679,782

Parcel Number: 45-006-120-043-10

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2022	Est. T.C.V.	006-120-043-10	=	1,830,564		
Est. TCV/Total Floor Area = 797.98, Most recent sale 08/15/2016 for 1,600,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	970,700	970,700	970,700	819,501	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-55,400	0	0	27,043	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	915,300	915,300	915,300	846,544	846,544	0

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Valuation Report

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45-006-120-043-20	2022 Est. T.C.V.	ADAMS DAVID E & JACQUELINE S
Property Class: 460		8770 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	75.00	500.00	1.0902	0.9468	15000	100	1,161,239
75 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								1,161,239

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1500	0	0
Wood Frame	27.95	80	97	2,169

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				7,019

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

(11) Heating System: Electric Baseboard

Ground Area = 1632 SF Floor Area = 1632 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,632		
Total:				171,263	111,322

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 100 Feet	1	5,025	3,266

Porches

CSEP (1 Story)	234	8,206	7,385	*90% Good
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Deck

Treated Wood w/Roof (Deck Portion)	120	2,550	2,065	*81% Good
Treated Wood w/Roof (Roof portion)	120	1,864	1,510	
Treated Wood	96	2,167	1,950	*90% Good
Treated Wood	768	8,632	5,611	

Garages

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

Base Cost	624	20,399	13,259
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 242,269 160,774

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 321,549

2022 Est. T.C.V. 006-120-043-20 = 1,489,807
Est. TCV/Total Floor Area = 912.87

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

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	805,200		805,200	805,200	215,372	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-60,300	0	0	7,107	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	744,900		744,900	744,900	222,479	222,479	0

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Valuation Report

DB: 2022Ga

45-006-120-044-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 408		W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000		75.00	394.94	1.0902	0.8821	15000	100		1,081,910
75 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value =	1,081,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.33	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
Total:				172,616	112,202

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,880	1,222

Water/Sewer			
1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches			
WCP (1 Story)	192	8,778	5,706

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	575	27,761	18,045

Built-Ins			
Appliance Allow.	1	3,439	2,235

Totals: 224,754 146,092

Notes:

ECF (090 EXEMPT) 1.000 => TCV: 146,092

2022 Est. T.C.V. 006-120-044-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-120-051-00	2022 Est. T.C.V.	CARLSON GLENN TRUST
Property Class: 460		8726 W SLEEPING BEAR DR
Map #: 26	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"\$12000	100.00	426.00	1.0000	0.9455	12000	100		1,134,580
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								1,134,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1958

(11) Heating System: Wall/Floor Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	672		
Total:				81,492	44,823

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	702	

Water/Sewer				
1000 Gal Septic	1	4,209	2,315	
Water Well, 100 Feet	1	5,025	2,764	

Deck				
Treated Wood	224	3,866	1,624	*42% Good

Garages

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

Base Cost	912	26,940	14,817
Door Opener	3	1,419	780

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals: 132,257 72,241

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 144,482

2022 Est. T.C.V. 006-120-051-00 = 1,283,912

Est. TCV/Total Floor Area = 1910.58

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
615,900	615,900	615,900	215,005	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,100	0	7,095	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
642,000	642,000	642,000	222,100	222,100	0	

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Valuation Report

DB: 2022Ga

45-006-121-001-00	2022 Est. T.C.V.	MORAN HOLDINGS LLC
Property Class: 409		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	750.00	0.9858	1.0692	15000	100	1,581,099
100 Actual Front Feet,	1.72	Total Acres				Total Est. Land Value =		1,581,099

2022 Est. T.C.V. 006-121-001-00 = 1,581,099

Est. TCV/Total Floor Area = 2352.83, Most recent sale 08/12/2003 for 1,300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
858,900	858,900	858,900	544,273	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-68,400	0	0	17,961	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
790,500	790,500	790,500	562,234	562,234	0

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Valuation Report

DB: 2022Ga

45-006-121-002-00	2022 Est. T.C.V.	HURLBUTT DANIEL C JR & BARBARA
Property Class: 408		6986 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	710.00	0.9858	1.0518	15000	100	1,555,315
100 Actual Front Feet, 1.63 Total Acres Total Est. Land Value =								1,555,315

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	228	0	0
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,616		
Total:				176,389	114,653

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	432	20,352	13,229
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Garages

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

Base Cost	440	15,972	10,382
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 236,947 154,015

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 308,030

2022 Est. T.C.V. 006-121-002-00 = 1,869,463

Est. TCV/Total Floor Area = 1156.85, Most recent sale 10/28/1996 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
991,600	991,600	991,600	357,028	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-56,900	0	0	11,781	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
934,700	934,700	934,700	368,809	368,809	0

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45-006-121-002-10	2022 Est. T.C.V.	HURLBUTT JAMES E & PATRICIA
Property Class: 408		6976 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI "A" 15000	85.00	700.00	1.0435	1.0473	15000	100	1,393,454
85 Actual Front Feet, 1.37 Total Acres					Total Est. Land Value =		1,393,454

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,140		
Total:				125,787	81,763

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	830		

Water/Sewer					
1000 Gal Septic	1	4,209	2,736		
Water Well, 100 Feet	1	5,025	3,266		

Porches					
CPP	150	2,481	1,613		

Deck					
Treated Wood	328	4,959	3,223		

Garages

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

Base Cost	485	19,119	12,427
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 170,343 110,723

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 221,446

2022 Est. T.C.V. 006-121-002-10 = 1,619,900

Est. TCV/Total Floor Area = 1420.96, Most recent sale 03/07/2012 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
871,600	871,600	871,600	398,672	3.30	

2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-61,600	0	0	0	13,156	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
810,000	810,000	810,000	411,828	411,828	0

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45-006-121-003-03	2022 Est. T.C.V.	RAND FAMILY LIMITED PARTNERSHIP
Property Class: 409		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

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

2022 Est. T.C.V. 006-121-003-03 = 120,000

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

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	48,656	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,605	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	50,261	50,261	0

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45-006-121-004-00	2022 Est. T.C.V.	SCHADEN VERONICA B
Property Class: 408		7510 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	600.00	0.9678	1.0659	12000	100		1,237,851
LK MI "B"\$12000	14.00	600.00	0.9678	1.0659	12000	50	SURPLUS: ZONING 100 FT	86,650
114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,324,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	40.87	80	50	1,635

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	0.00	0	100	0
Total Estimated Land Improvements True Cash Value =				6,635

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = 2784 SF Floor Area = 5347 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,784		
1 Story	Siding	Overhang	1171		
Total:				678,069	440,744

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	1	9,044	5,879

Water/Sewer

1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Porches

WGEP (1 Story)	128	13,523	8,790
WCP (1 Story)	35	2,829	1,839

Deck

Treated Wood	108	2,602	1,691
Treated Wood	32	1,336	868
Pine w/Roof (Deck Portion)	211	3,296	2,142
Pine w/Roof (Roof portion)	211	4,615	3,000
Treated Wood	979	12,169	7,910

Garages

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

Door Opener	3	1,986	1,291
Base Cost	1465	79,843	51,898

Built-Ins

Appliance Allow.	1	5,926	3,852
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Fireplaces

Exterior 2 Story	1	10,196	6,627
Direct-Vented Gas	1	4,560	2,964

Totals: 843,815 548,479

Notes:

Parcel Number: 45-006-121-004-00

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,096,958

2022 Est. T.C.V. 006-121-004-00	=	2,428,094				
Est. TCV/Total Floor Area = 454.10, Most recent sale 10/20/1998 for 610,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,201,500	1,201,500	1,201,500	684,490	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	22,588	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,214,000	1,214,000	1,214,000	707,078	707,078	707,078	

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45-006-121-004-20	2022 Est. T.C.V.	GWILLIAM SCOTT L IRR TRUST
Property Class: 408		7520 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	600.00	0.9678	1.0659	12000	100		1,237,851
LK MI "B"\$12000	14.00	600.00	0.9678	1.0659	12000	50	SURPLUS: ZONING 100 FT	86,650
114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,324,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	25.47	220	0	0
D/W/P: 4in Ren. Conc.	10.04	1564	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 2148 SF Floor Area = 4719 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,148		
1 Story	Siding	Overhang	960		
Total:				677,406	663,859

Other Additions/Adjustments

Exterior					
Stone Veneer		200	8,950	8,771	
Basement, Outside Entrance, Below Grade		1	3,684	3,610	

Plumbing					
Average Fixture(s)		1	2,867	2,810	
3 Fixture Bath		7	63,308	62,042	

Water/Sewer					
2000 Gal Septic		1	10,315	10,109	
Water Well, 50 Feet		1	2,672	2,619	

Porches					
CCP (1 Story)		125	4,255	4,170	
WPP		639	13,489	13,219	
WSEP (1 Story)		207	13,358	13,091	

Balcony					
Wood Balcony		146	7,009	6,869	

Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Common Wall: 1 Wall		1	-3,154	-3,091	
Door Opener		3	1,986	1,946	
Base Cost		1477	80,497	78,887	

Built-Ins					
Appliance Allow.		1	5,926	5,807	

Fireplaces					
Prefab 2 Story		1	4,700	4,606	

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Local Cost Items

GENERATOR

1

3,000

3,000

*100% Good

Totals:

900,268

882,324

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,764,648

2022 Est. T.C.V. 006-121-004-20

= 3,099,149

Est. TCV/Total Floor Area = 656.74, Most recent sale 08/30/2018 for 1,895,000

2021 Assessed

MBOR

S.E.V.

Base for Cap

C.P.I.

1,440,700

1,440,700

1,440,700

1,365,857

3.30

2022

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

108,900

0

0

45,073

0

2022 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

1,549,600

1,549,600

1,549,600

1,410,930

1,410,930

0

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45-006-121-004-40	2022 Est. T.C.V.	SCHADEN VERONICA B TRUST
Property Class: 402		W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

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

2022 Est. T.C.V. 006-121-004-40 = 50,000

Est. TCV/Total Floor Area = 10.60, Most recent sale 10/20/1998 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	16,094	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	531	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	16,625	16,625	16,625

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45-006-121-004-41	2022 Est. T.C.V.	TUBERGEN JERRY L & MARCIA D
Property Class: 402		W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

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

2022 Est. T.C.V. 006-121-004-41	=	50,000
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Est. TCV/Total Floor Area = 10.60

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	16,094	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	531	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	16,625	16,625	0	

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45-006-121-004-50	2022 Est. T.C.V.	JONES MARTHA M
Property Class: 401		7504 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100		100,000
150 Actual Front Feet, 1.14 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1756 SF Floor Area = 1756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,756		
			Total:	214,972	171,989

Other Additions/Adjustments

Exterior					
Stone Veneer		122	4,006		3,205

Plumbing					
Average Fixture(s)		1	1,277		1,022
3 Fixture Bath		1	4,020		3,216

Water/Sewer					
2000 Gal Septic		1	8,364		6,691
Water Well, 100 Feet		1	5,025		4,020

Porches					
WCP (1 Story)		64	3,187		2,550

Deck					
Treated Wood		28	1,111		889

Garages

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

Base Cost	702	29,828	23,862
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Totals: 276,952 221,573

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 365,595

2022 Est. T.C.V. 006-121-004-50 = 470,595
Est. TCV/Total Floor Area = 267.99, Most recent sale 06/15/2000 for 78,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	225,400	225,400	225,400	156,525	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	5,165	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	235,300	235,300	235,300	161,690	161,690	0

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45-006-121-004-60	2022 Est. T.C.V.	SACK CHRISTOPHER R & HEATHER M
Property Class: 401		7500 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 600/FF	200.00	331.64	0.8288	0.9732	600	100		96,791
GROUP C 600/FF	55.75	331.64	0.8288	0.9732	600	50	SURPLUS: ZONING	13,490
256 Actual Front Feet, 1.95 Total Acres Total Est. Land Value =								110,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.92	108	50	1,183

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,683

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1184 SF Floor Area = 1776 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,184		
Total:				168,337	126,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	798
3 Fixture Bath	1	3,340	2,505

Water/Sewer

1000 Gal Septic	1	3,937	2,953
Water Well, 100 Feet	1	4,880	3,660

Deck

Treated Wood	54	1,555	1,166
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Built-Ins

Appliance Allow.	1	1,673	1,255
Microwave	1	267	200

Fireplaces

Prefab 2 Story	1	2,306	1,729
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 190,359 143,517

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 236,803

2022 Est. T.C.V. 006-121-004-60 = 349,767

Est. TCV/Total Floor Area = 196.94, Most recent sale 09/07/2000 for 92,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
189,400	189,400	189,400	181,289	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-14,500	0	0	-6,389	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,900	174,900	174,900	187,271	174,900	174,900

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45-006-121-005-00	2022 Est. T.C.V.	TUBERGEN JERRY L & MARCIA D
Property Class: 408		7566 W HARBOR HBR
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	600.00	0.9678	1.0659	12000	100		1,237,851
LK MI "B"\$12000	14.00	600.00	0.9678	1.0659	12000	50	SURPLUS: ZONING	86,650
114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,324,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.58	82	50	1,008

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,008

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

(11) Heating System: Electric Baseboard

Ground Area = 697 SF Floor Area = 697 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	697		
Total:				74,129	51,891

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	745
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Water/Sewer

2000 Gal Septic	1	7,891	5,524
Water Well, 100 Feet	1	4,880	3,416

Porches

CPP	118	1,817	1,272
WSEP (1 Story)	164	6,765	4,735

Deck

Treated Wood	190	3,382	2,367
Treated Wood	300	4,566	3,196

Built-Ins

Appliance Allow.	1	1,673	1,171
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Fireplaces

Exterior 1 Story	1	4,938	3,457
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Totals: 111,105 77,774

Notes: 7572 W HARBOR HWY: NEAR LAKE

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 155,547

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 754 SF Floor Area = 754 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Crawl Space	754		
			Total:	79,789	55,853
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	1,064	745
Water/Sewer					
	2000 Gal Septic		1	7,891	5,524
Porches					
	WSEP (1 Story)		173	7,050	4,935
Deck					
	Treated Wood		525	6,589	4,612
Built-Ins					
	Appliance Allow.		1	1,673	1,171
Fireplaces					
	Wood Stove		1	1,859	1,301
			Totals:	105,915	74,141

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 148,282

2022 Est. T.C.V. 006-121-005-00				=	1,634,338
Est. TCV/Total Floor Area = 1126.35, Most recent sale 07/30/1999 for 745,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
759,600	759,600	759,600	565,980	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	57,600	0	0	18,677	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
817,200	817,200	817,200	584,657	584,657	0

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45-006-121-006-01	2022 Est. T.C.V.	BRONDYK DANIEL J & SUSAN K
Property Class: 408		7604 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	495.81	0.9910	0.9971	12000	100		1,185,740
LK MI "B"\$12000	3.67	495.81	0.9910	0.9971	12000	50	SURPLUS: ZONING 100 FT	21,758
104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								1,207,498

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1940

(11) Heating System: Wall/Floor Furnace
Ground Area = 1547 SF Floor Area = 2187 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	824		
2 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	83		
Total:				217,818	163,363

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer			
1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches			
WCP (1 Story)	65	3,221	2,416
Foundation: Shallow	65	-634	-475

Deck			
Treated Wood	378	5,443	4,082
Treated Wood	187	3,426	2,569
w/Roof (Roof portion)	189	2,780	2,085

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	600	22,068	16,551

Built-Ins			
Appliance Allow.	1	2,394	1,795

Fireplaces			
Interior 1 Story	1	4,619	3,464
Wood Stove	1	2,208	1,656

Totals: 277,874 208,405

Notes: 2018 ADDITION

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCv: 416,811

2022 Est. T.C.V. 006-121-006-01 = 1,629,309

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Est. TCV/Total Floor Area = 745.00, Most recent sale 08/23/2013 for 905,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
767,400	767,400	767,400	598,462	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,300	0	0	19,749	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
814,700	814,700	814,700	618,211	618,211	0	

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45-006-121-006-20	2022 Est. T.C.V.	LAURETO PAMELA J & THOMAS
Property Class: 408		7676 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	65.00	1447.50	1.1137	1.4507	12000	100		1,260,211
65 Actual Front Feet, 2.16 Total Acres							Total Est. Land Value =	1,260,211

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	16.40	80	0	0
Wood Frame	26.99	64	50	863
Wood Frame	19.23	192	50	1,846

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	0.00	0	100	1,500
Total Estimated Land Improvements True Cash Value =				4,209

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 381 SF Floor Area = 1020 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	381		
1 Story	Siding	Overhang	639		
		Total:		95,324	89,606

Other Additions/Adjustments

Recreation Room	318	5,098	4,792
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Plumbing

Average Fixture(s)	1	1,064	1,000
3 Fixture Bath	1	3,340	3,140

Water/Sewer

2000 Gal Septic	1	7,891	7,418
Water Well, 50 Feet	1	2,237	2,103

Porches

WCP (1 Story)	145	4,989	4,690
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Deck

Treated Wood	80	1,914	1,799
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	639	25,087	23,582

Built-Ins

Appliance Allow.	1	1,673	1,573
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Fireplaces

Direct-Vented Gas	1	1,859	1,747
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Totals: 150,476 141,450

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 282,900

2022 Est. T.C.V. 006-121-006-20	=	1,547,320
Est. TCV/Total Floor Area = 1516.98		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	672,400		672,400	672,400	386,264	3.30	
2022	New	Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
	0	101,300		0	0	12,746	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	773,700		773,700	773,700	399,010	399,010	399,010

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45-006-121-006-30	2022 Est. T.C.V.	JACKLIN DAVID W & KERI S
Property Class: 401		7682 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.75	48	50	786
Wood Frame	32.75	48	50	786

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,072

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1480 SF Floor Area = 1480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,480		
Total:				184,419	156,757

Other Additions/Adjustments

Recreation Room	1480	24,760	12,380
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WSEP (1 Story)	176	8,006	6,805
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Deck

Treated Wood	67	1,793	1,524
Treated Wood	254	4,191	3,562
Treated Wood	16	632	537
Treated Wood w/Roof (Deck Portion)	24	948	806
Treated Wood w/Roof (Roof portion)	24	467	397

Garages

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

Door Opener	1	591	502
Base Cost	1254	59,339	50,438

Built-Ins

Appliance Allow.	1	2,394	2,035
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Carports

Comp.Shingle	220	3,120	2,652
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Totals:	307,406	252,629
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Parcel Number: 45-006-121-006-30

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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 416,838

2022 Est. T.C.V. 006-121-006-30	=	539,160
Est. TCV/Total Floor Area = 364.30		
2021 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
246,600 246,600 246,600	185,752 3.30	
2022 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 23,000 0	0 6,129 0	
2022 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
269,600 269,600 269,600	191,881 191,881 191,881	

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45-006-122-001-00	2022 Est. T.C.V.	SCHWARTZ BARBARA A TRUST
Property Class: 401		5804 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	85.00	132.00	1.0000	1.0000	1200	100		102,000
85 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	100	50	804
Fencing: Wd, Basket, 5 ft.	33.15	100	50	1,657

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,461

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1085 SF Floor Area = 1549 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	912		
1 Story	Siding	Crawl Space	173		
0.5 Story	Siding	Overhang	16		
Total:				217,875	196,087

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	1	5,911	5,320
2 Fixture Bath	1	3,960	3,564
Separate Shower	1	2,394	2,155

Water/Sewer

1000 Gal Septic	1	4,877	4,389
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	234	9,971	8,974
WSEP (1 Story)	250	13,530	12,177

Deck

Treated Wood	140	3,004	2,704
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Garages

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

Base Cost	385	24,771	22,294
Common Wall: 1/2 Wall	1	-1,348	-1,213
Door Opener	1	591	532

Built-Ins

Appliance Allow.	1	3,439	3,095
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Totals: 296,258 266,633

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 439,944

2022 Est. T.C.V. 006-122-001-00 = 549,405

Est. TCV/Total Floor Area = 354.68, Most recent sale 08/27/2010 for 334,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	250,500		250,500	250,500	203,479	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		24,200	0	0	6,714	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,700		274,700	274,700	210,193	210,193	0

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45-006-122-002-00	2022 Est. T.C.V.	RICHARDSON DUANE E & BARBARA A
Property Class: 401		5799 S LAKE ST
Map #: 32 & 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

		* Factors *		OFF OAK ST			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
OAK ST S WESTER	93.00	430.00	1.0000	1.0000	1200	100	
93 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =		111,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 943 SF Floor Area = 943 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	943		
Total:				80,829	44,453

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		
Water Well, 100 Feet	1	4,764	2,620		

Porches					
CPP	80	1,252	689		

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	760	18,346	10,090		

Built-Ins					
Appliance Allow.	1	1,418	780		

Fireplaces					
Interior 1 Story	1	3,573	1,965		

Totals: 114,758 63,114

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 104,138

2022 Est. T.C.V. 006-122-002-00 = 217,238

Est. TCV/Total Floor Area = 230.37

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,900	102,900	102,900	63,337	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	2,090	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	65,427	65,427	65,427	

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DB: 2022Ga

45-006-122-002-50	2022 Est. T.C.V.	SMITH KYLE R & AMANDA E
Property Class: 401		5803 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2021

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	108,904	107,815

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980

Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 100 Feet	1	5,025	4,975

Porches

WCP (1 Story)	25	1,683	1,666
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Deck

Treated Wood	144	2,889	2,860
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Built-Ins

Appliance Allow.	1	2,394	2,370
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Totals: 130,401 129,097

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 213,010

2022 Est. T.C.V. 006-122-002-50 = 313,010

Est. TCV/Total Floor Area = 334.41, Most recent sale 06/19/2020 for 96,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,600	66,600	66,600	66,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
87,900	2,000	0	87,900	2,000	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,500	156,500	156,500	156,697	156,500	0	

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45-006-122-002-60	2022 Est. T.C.V.	TROMBETTA MARCUS
Property Class: 401		5807 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 1300 SF Floor Area = 1950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,300		
			Total:	223,033	218,559

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,251
3 Fixture Bath	2	8,039	7,878

Water/Sewer

1000 Gal Septic	1	4,209	4,125
Water Well, 50 Feet	1	2,324	2,278

Built-Ins

Appliance Allow.	1	2,394	2,346
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Fireplaces

Wood Stove	1	2,208	2,164
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Totals: 243,484 238,601

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 393,692

2022 Est. T.C.V. 006-122-002-60 = 495,192

Est. TCV/Total Floor Area = 253.94, Most recent sale 01/19/2018 for 92,800

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
227,800	227,800	227,800	225,477	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	7,440	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
247,600	247,600	247,600	232,917	232,917	232,917

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45-006-122-003-01	2022 Est. T.C.V.	KMW PROPERTY MANAGEMENT LLC
Property Class: 201		6324 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	141.00	0.00	1.0000	1.0000	0	100		0
2122 COMME \$12/SQFT			30530	SqFt	12.00000	100		366,360
141 Actual Front Feet,	0.70	Total Acres			Total Est.	Land Value =		366,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.93	650	100	3,855
D/W/P: Crushed Rock	1.93	14000	100	27,020
Total Estimated Land Improvements True Cash Value =				30,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018

Costs are taken from the Stores - Warehouse Discount cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 209
Overall Building Height: 26

Base Rate for Upper Floors = 41.72

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.26 100%
Adjusted Square Foot Cost for Upper Floors = 57.98

Total Floor Area: 2,587 Base Cost New of Upper Floors = 149,994

Reproduction/Replacement Cost = 149,994

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 137,994

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PATR/PICSA	34.68	800	1.00	100	27,744

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 232,034
Replacement Cost/Floor Area= 68.70 Est. TCV/Floor Area= 89.69

Total Estimated True Cash Value of Commercial/Industrial Buildings = 232,034

2022 Est. T.C.V. 006-122-003-01 = 629,269

Est. TCV/Total Floor Area = 243.24, Most recent sale 03/30/2017 for 350,000

2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	333,000	333,000	333,000	321,242	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-18,400	0	0	-6,642	0	
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	314,600	314,600	314,600	331,842	314,600		

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45-006-122-003-10	2022 Est. T.C.V.	CRYSTAL RIVER INVESTMENTS LLC
Property Class: 402		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
<Site Value B> RESI SITE B					90000	100	
2122 COMME \$12/SQFT			21780 SqFt	12.00000	90		LIMITED COMMERCIAL FRONTAGE-MIXED ZONING
294 Actual Front Feet, 2.50 Total Acres							
Total Est. Land Value =						325,224	

2022 Est. T.C.V. 006-122-003-10 = 325,224

Est. TCV/Total Floor Area = 125.71, Most recent sale 04/27/2021 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,000	222,000	222,000	112,233	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-59,400	0	50,367	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,600	162,600	162,600	115,936	162,600	0	

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45-006-122-004-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 402		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
	70.00	477.92	1.0000	0.0000	0	100*	0
2122 COMME \$6.00/SQFT		33460	SqFt	6.00000	100		200,760
* denotes lines that do not contribute to the total acreage calculation.							
70 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =							200,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	4000	97	9,700
Total Estimated Land Improvements True Cash Value =				9,700

2022 Est. T.C.V. 006-122-004-00					=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/18/1985 for 13,500						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-122-005-00	2022 Est. T.C.V.	OAK & BEARS III LLC
Property Class: 201		6548 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	76.00	78.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			20495 SqFt	12.00000	125		CORNER - CENTER OF TOWN	307,425
2122 COMME \$3/SQFT			1320 SqFt	3.00000	100			3,960
* denotes lines that do not contribute to the total acreage calculation.								
76 Actual Front Feet, 0.50 Total Acres								311,385
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	92		100	0
SEPTIC TANK 1000 GAL	0.00	1	92		100	0
Total Estimated Land Improvements True Cash Value =						7,500

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

Description of Occupancy: 2ND FLOOR WITH RESI RENTAL

Costs are taken from the Lodges cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Average	
Stories: 2	Story Height: 12	Perimeter: 184

Base Rate for Upper Floors = 124.23

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.85 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.79 100%
Combined Heating System adjustment: 21.64 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 145.87
Adjusted Square Foot Cost for Basement = 29.85

Total Floor Area: 3,792 Base Cost New of Upper Floors = 553,139

Reproduction/Replacement Cost = 553,139
Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 370,603

Basement Area: 2,016 Base Cost New of Basement = 60,178
Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0
Total Depreciated Cost = 9,628

Total Depreciated Cost (Upper floors and basement) = 380,232

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
(8) Plumbing:						
Typical, Multiple Residences	1 Up	6.12	1776	1.000	1.000	10,869
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Multiple Residences						
	1 Up	1222.86	3	1.000	1.000	3,669
Total Cost of Upper Stories =						10,869

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2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost of Lump-Sum Items = 3,669
Total Cost New = 14,538

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 14,538
Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 9,740

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 545,961
Replacement Cost/Floor Area= 165.57 Est. TCV/Floor Area= 143.98

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

Costs are taken from the Lodges cost schedules.

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

Class: D Quality: Average
Stories: 2 Story Height: 8 Perimeter: 6

Base Rate for Upper Floors = 90.24

Utility Basement Basement, Base Rate for Basement = 37.31
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 5.71 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 10.02 100%
Combined Heating System adjustment: 15.73 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 105.97
Adjusted Square Foot Cost for Basement = 37.31

Total Floor Area: 2,014 Base Cost New of Upper Floors = 213,423
Basement Area: 1,080 Base Cost New of Basement = 40,295

Reproduction/Replacement Cost = 253,718
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 137,008

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

Costs taken from Segregated Cost Section 3: Stores & Commercials

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

(39) Miscellaneous
Canopies & Marquees:
Wood Frame 2 Up 32.11 1156 1.000 1.000 37,119
Miscellaneous Built-in Construction:
Fireplace, Steel, with Flue 2 Up 2137.14 1 1.000 1.000 2,137

Total Cost of Lump-Sum Items = 39,256
Total Cost New = 39,256

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 19,628
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 10,599

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 206,650
Replacement Cost/Floor Area= 135.72 Est. TCV/Floor Area= 102.61

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

Costs are taken from the Lodges - Inns and Cottages Guest Cottages cost schedules.

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

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Class: D Quality: Average
Total Floor Area: 456 # of Units: 1
Overall Building Height: 8

Base Rate for Upper Floors = 88.69

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 4.78 100%
Adjusted Square Foot Cost for Upper Floors = 93.47

Total Floor Area: 456 Base Cost New of Upper Floors = 42,623

Reproduction/Replacement Cost = 42,623
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 19,180

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

(39) Miscellaneous

Miscellaneous Built-in Construction:

Fireplace, Direct vent	1	Up 1748.57	1	1.000	1.000	1,749
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Total Cost of Lump-Sum Items = 1,749

Total Cost New = 1,749

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 1,749
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 787

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 27,954
Replacement Cost/Floor Area= 97.31 Est. TCV/Floor Area= 61.30

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

Costs are taken from the Lodges - Inns and Cottages Guest Cottages cost schedules.

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

Class: D Quality: Average
Total Floor Area: 513 # of Units: 1

Base Rate for Upper Floors = 88.69

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 4.78 100%
Adjusted Square Foot Cost for Upper Floors = 93.47

Total Floor Area: 513 Base Cost New of Upper Floors = 47,950

Reproduction/Replacement Cost = 47,950
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 21,578

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	2	Up 2068.57	1	1.000	1.000	2,069
Fireplace, One Story	2	Up 4194.29	1	1.000	1.000	4,194

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Total Cost of Lump-Sum Items = 6,263
Total Cost New = 6,263

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 30,209
Replacement Cost/Floor Area= 93.47 Est. TCV/Floor Area= 58.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 810,773

2022 Est. T.C.V. 006-122-005-00 = 1,129,658

Est. TCV/Total Floor Area = 166.74, Most recent sale 02/28/2001 for 442,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
561,400	561,400	561,400	512,876	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	16,924	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
564,800	564,800	564,800	529,800	529,800	0	

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45-006-122-005-10	2022 Est. T.C.V.	DUFF PROPERTY INVESTMENTS II LLC
Property Class: 202		W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*	CORNER	0
	90.00	132.00	1.0000	0.0000	0	100*	EXCESS/NOPURC	0
2122 COMME \$12/SQFT			25013	SqFt	12.00000	125	CORNER & CENTER OF TOWN VACANT LEVEL SITE	375,195
* denotes lines that do not contribute to the total acreage calculation.								
190 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	375,195

2022 Est. T.C.V. 006-122-005-10 = 375,195

Est. TCV/Total Floor Area = 55.38, Most recent sale 09/13/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
234,500	234,500	234,500	150,759	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-46,900	0	0	4,975	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,600	187,600	187,600	155,734	155,734	0

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45-006-122-006-10	2022 Est. T.C.V.	WORSLEY TRUST
Property Class: 201		6362 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	221.15	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		22128	SqFt	12.00000	100			265,542
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 265,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	94		100	0
SEPTIC TANK 1250 GAL	0.00	1	94		100	0
DRAIN FIELD	0.00	1	94		100	0
Total Estimated Land Improvements True Cash Value =						5,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1838 SF Floor Area = 2922 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	704		
1.5 Story	Siding	Basement	408		
1.5 Story	Siding	Basement	352		
1 Story	Siding	Crawl Space	374		
Total:				323,999	145,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	3	3,830	1,723
3 Fixture Bath	2	8,039	3,618
2 Fixture Bath	1	2,690	1,210

Water/Sewer

1000 Gal Septic	1	4,209	1,894
Water Well, 100 Feet	1	5,025	2,261

Porches

WCP (1 Story)	308	8,735	5,962	*91% Good
WGEP (1 Story)	54	5,511	3,761	*91% Good
WCP (1 Story)	84	3,776	2,124	*75% Good
WCP (1 Story)	24	1,567	1,426	*91% Good

Deck

Treated Wood	283	4,503	3,141	*93% Good
Treated Wood	24	948	872	*92% Good

Garages

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

Base Cost	896	35,679	16,056
Storage Over Garage	896	10,653	4,794

Built-Ins

Appliance Allow.	1	2,394	1,077
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Fireplaces

Exterior 1 Story	1	5,635	2,536
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Carports

Comp.Shingle	336	4,764	2,144
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Totals:	431,957	200,383
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Notes: 2015 GARAGE ROOF REPAIR FROM STROM DAMAGE

ECF (2201 COMMERCIAL) 1.650 => TCV: 330,632

2022 Est. T.C.V. 006-122-006-10 = 601,174

Est. TCV/Total Floor Area = 205.74, Most recent sale 03/21/1997 for 269,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
334,000	334,000	334,000	257,896	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-33,400	0	0	8,510	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,600	300,600	300,600	266,406	266,406	0	

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45-006-122-008-00	2022 Est. T.C.V.	KMW PROPERTY MANAGEMENT LLC
Property Class: 201		6298 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	125		CORNER LOCATION - IN TOWN	163,350
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 163,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.96	725	50	2,523
D/W/P: Asphalt Paving	2.64	1537	50	2,029

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	90		100	0
SEPTIC TANK 1000 GAL	0.00	1	90		100	0
DRAIN FIELD	0.00	1	90		100	0
Total Estimated Land Improvements True Cash Value =						14,552

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

Costs are taken from the Stores - Retail cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 2	Story Height: 11	Perimeter: 208
Overall Building Height: 16		

Base Rate for Upper Floors = 81.88

Storage Basement Basement, Base Rate for Basement = 48.24

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling	Cost/SqFt: 20.75	100%
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 20.75	100%
Combined Heating System adjustment:		41.50 100%
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 19.14		
Adjusted Square Foot Cost for Upper Floors = 123.38		
Adjusted Square Foot Cost for Basement = 67.38		

Total Floor Area: 2,638	Base Cost New of Upper Floors =	325,477
Basement Area: 1,319	Base Cost New of Basement =	88,875
1,319 Sq.Ft. of Bsmt Splr. @ 4.24, Cost New =		5,593

Reproduction/Replacement Cost =		419,945
Eff.Age:3	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0	
Total Depreciated Cost =		390,549

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	546,768
Replacement Cost/Floor Area= 159.19		Est. TCV/Floor Area= 207.27

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

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Low Cost	
Stories: 1	Story Height: 10	Perimeter: 140

Base Rate for Upper Floors = 55.81

(10) Heating system: Space Heaters, Gas with Fan	Cost/SqFt: 5.12	100%
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Adjusted Square Foot Cost for Upper Floors = 60.93

Total Floor Area: 1,144 Base Cost New of Upper Floors = 69,704

Reproduction/Replacement Cost = 69,704

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /60 /100/100/27.0

Total Depreciated Cost = 18,820

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 26,348

Replacement Cost/Floor Area= 60.93 Est. TCV/Floor Area= 23.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 573,116

2022 Est. T.C.V. 006-122-008-00 = 751,018

Est. TCV/Total Floor Area = 198.58, Most recent sale 12/08/2009 for 338,213

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
366,100	366,100	366,100	300,350	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,400	0	0	9,911	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
375,500	375,500	375,500	310,261	310,261	0

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45-006-122-010-00	2022 Est. T.C.V.	DUMBRILL RICHARD S & LUCILLE C
Property Class: 401		6224 W RIVER RD
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	100.00	180.00	1.0000	1.0000	1200	100		120,000
OAK ST S WESTER	3.00	180.00	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	1,800
103 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								121,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	891	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,224		
Total:				160,093	88,053

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Deck			
Treated Wood	305	4,721	2,597

Garages

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

Base Cost	280	11,964	6,580
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Totals: 193,703 106,539

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 175,789

2022 Est. T.C.V. 006-122-010-00 = 299,089

Est. TCV/Total Floor Area = 195.48, Most recent sale 04/22/1984 for 10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,900	139,900	139,900	75,284	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,500	149,500	149,500	77,768	77,768	0

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45-006-122-011-00	2022 Est. T.C.V.	DUMBRILL LUCILLE C
Property Class: 402		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

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

2022 Est. T.C.V. 006-122-011-00 = 38,400

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

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
19,200	19,200	19,200	6,810	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	224	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,200	19,200	19,200	7,034	7,034	0

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DB: 2022Ga

45-006-122-011-10	2022 Est. T.C.V.	DUMBRILL RICHARD S & LUCILLE C
Property Class: 402		W WESTERN AVE
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 600/FF	66.00	30.00	1.0867	0.7654	600	100	ADJ PROP OWNER	32,934
66 Actual Front Feet,	0.04	Total Acres			Total Est.		Land Value =	32,934

2022 Est. T.C.V. 006-122-011-10	=	32,934
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Est. TCV/Total Floor Area = 21.53, Most recent sale 04/22/1984 for 10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
16,500	16,500	16,500	2,872	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	94	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	2,966	2,966	0

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Valuation Report

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45-006-122-012-00	2022 Est. T.C.V.	PRINGLE H L & LORNA R TRUST
Property Class: 401		6206 W RIVER RD
Map #: 35 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	100.00	330.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.76 Total Acres					Total Est.		Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.63	140	50	1,304
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,804

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D 10 Blt 1960

(11) Heating System: Electric Baseboard
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	643		
			Total:	71,761	46,640

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	887	577

Water/Sewer			
1000 Gal Septic	1	3,689	2,398
Water Well, 100 Feet	1	4,764	3,097

Deck			
Treated Wood	145	2,775	1,804

Built-Ins			
Appliance Allow.	1	1,418	922

Totals: 85,294 55,438

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 91,473

2022 Est. T.C.V. 006-122-012-00 = 194,277

Est. TCV/Total Floor Area = 302.14

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,100	92,100	92,100	16,748	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	552	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,100	97,100	97,100	17,300	17,300	0	

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45-006-122-012-10	2022 Est. T.C.V.	PRINGLE H L & LORNA R TRUST
Property Class: 402		W WESTERN AVE
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP C 600/FF	66.00	30.00	1.0867	0.7654	600	100	
66 Actual Front Feet,	0.04	Total Acres			Total Est.	Land Value	=
							32,934

2022 Est. T.C.V. 006-122-012-10	=	32,934
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Est. TCV/Total Floor Area = 51.22

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	9,065	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	299	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	9,364	9,364	0	

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Valuation Report

DB: 2022Ga

45-006-122-013-00	2022 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 201		6249 W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	280.00	40.00	1.0000	0.0000	0	100*		0
2122 COMME \$25.00/SQFT			8895 SqFt	25.00000	100		RIVER SIDE	222,373
2122 COMME \$0/SQFT ROW			2300 SqFt	0.00000	100		EST AREA IN RIVER	0
* denotes lines that do not contribute to the total acreage calculation.								
280 Actual Front Feet, 0.26 Total Acres								222,373
Total Est. Land Value =								222,373

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 161

Base Rate for Upper Floors = 109.72

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 109.72

Total Floor Area: 1,000 Base Cost New of Upper Floors = 109,720

Reproduction/Replacement Cost = 109,720

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 107,526

Weighting Factor (%): 20.00 Contribution to Total Building Cost = 21,505

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 30,107

Replacement Cost/Floor Area= 109.72 Est. TCV/Floor Area= 30.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 30,107

2022 Est. T.C.V. 006-122-013-00 = 252,480

Est. TCV/Total Floor Area = 1262.40, Most recent sale 05/03/2004 for 427,745

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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218,500	218,500	218,500	199,251	3.30
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2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
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15,000	-26,200	81,100	15,000	-14,096	73,955
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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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126,200	126,200	126,200	144,430	126,200	0
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Valuation Report

DB: 2022Ga

45-006-122-014-10	2022 Est. T.C.V.	UP NORTH VENTURES LLC
Property Class: 201		6260 W RIVER RD
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	143.23	170.31	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			20038 SqFt	12.00000	105		CORNER PARCEL LOCATION	252,478
2122 COMME \$0/SQFT ROW			4356 SqFt	0.00000	100			0
* denotes lines that do not contribute to the total acreage calculation.								
143 Actual Front Feet, 0.56 Total Acres								252,478
Total Est. Land Value =								252,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	97	19,400
Total Estimated Land Improvements True Cash Value =				19,400

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 164

Overall Building Height: 8

Base Rate for Upper Floors = 74.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.79 100%

Adjusted Square Foot Cost for Upper Floors = 92.97

Total Floor Area: 1,114 Base Cost New of Upper Floors = 103,568

Reproduction/Replacement Cost = 103,568

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 84,926

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 118,896

Replacement Cost/Floor Area= 92.97 Est. TCV/Floor Area= 106.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 118,896

2022 Est. T.C.V. 006-122-014-10 = 390,774

Est. TCV/Total Floor Area = 350.78, Most recent sale 08/26/2010 for 280,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,800	220,800	220,800	176,877	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-25,400	0	0	5,836	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,400	195,400	195,400	182,713	182,713	0	

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Valuation Report

DB: 2022Ga

45-006-122-015-01	2022 Est. T.C.V.	WMM PROPERTIES LLC
Property Class: 402		W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100			66,000
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100			66,000
GROUP C 600/FF	66.00	50.00	0.8723	0.8055	600	100	STIP ACCROSS RD		27,823
198 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =									159,823

2022 Est. T.C.V. 006-122-015-01 = 159,823

Est. TCV/Total Floor Area = 143.47

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	57,314	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,891	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,900	79,900	79,900	59,205	59,205	0	

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Valuation Report

DB: 2022Ga

45-006-122-015-10	2022 Est. T.C.V.	WMM PROPERTIES LLC
Property Class: 401		6168 W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100			66,000
GROUP C 600/FF	66.00	50.00	0.9460	0.8055	600	100	STIP ACCROSS RD		30,174
132 Actual Front Feet, 0.33 Total Acres									96,174
Total Est. Land Value =									

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1354 SF Floor Area = 1354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,060		
1 Story	Siding	Crawl Space	294		
Total:				143,525	93,285

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	830	
Water/Sewer				
1000 Gal Septic	1	4,209	2,736	
Water Well, 100 Feet	1	5,025	3,266	

Porches				
CPP	352	4,805	3,123	

Built-Ins				
Appliance Allow.	1	2,394	1,556	

Fireplaces				
Exterior 1 Story	1	5,635	3,663	

Totals: 166,870 108,459

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 178,957

2022 Est. T.C.V. 006-122-015-10 = 277,631

Est. TCV/Total Floor Area = 205.05

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,000	129,000	129,000	98,066	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	3,236	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,800	138,800	138,800	101,302	101,302	0	

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45-006-122-016-00	2022 Est. T.C.V.	PRINGLE H L & LORNA R TRUST
Property Class: 401		6118 W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
W HRBR HWY 1000	100.00	270.00	1.0000	1.0000	1000	100			100,000
W HRBR HWY 1000	32.00	270.00	1.0000	1.0000	1000	50	SURPLUS: ZONING 100 FT	16,000	
RIVERFRONT 1500	100.00	30.00	0.7769	1.0000	1500	10	STIP ACCROSS RD	11,653	
232 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =									127,653

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				2,879

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1943

(11) Heating System: Forced Heat & Cool

Ground Area = 1036 SF Floor Area = 1036 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,036		
Total:				122,643	79,718

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	52	1,347	876
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Deck

Treated Wood	185	3,402	2,211
Treated Wood	50	1,517	986

Garages

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

Base Cost	576	19,279	17,929	*93% Good
Door Opener	1	473	440	

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 167,201 114,211

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 188,448

2022 Est. T.C.V. 006-122-016-00 = 318,980

Est. TCV/Total Floor Area = 307.90, Most recent sale 08/10/2007 for 269,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,300	148,300	148,300	133,390	3.30

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Parcel Number: 45-006-122-016-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,200	0	0	4,401	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,500	159,500	159,500	137,791	137,791	0

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45-006-122-017-02	2022 Est. T.C.V.	MENACHER THOMAS F & WENDY S
Property Class: 402		W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

		* Factors *				CONTAINS NO BUILD AREA		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1500	100.00	631.49	0.9066	1.0000	1500	100	135,993
RIVERFRONT	1500	38.65	631.49	0.9066	1.0000	1500	50 ZONING 100': SURPLUS	26,281
139 Actual Front Feet, 2.01 Total Acres Total Est. Land Value =								162,273

2022 Est. T.C.V. 006-122-017-02 = 162,273

Est. TCV/Total Floor Area = 156.63, Most recent sale 06/11/2021 for 222,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,300	70,300	70,300	70,300	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	10,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,100	81,100	81,100	72,619	81,100	0

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45-006-122-017-03	2022 Est. T.C.V.	KYNKOR MARY T TRUST
Property Class: 401		6108 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * CONTAINS NO BUILD AREA								
RIVERFRONT	1500	100.00	618.92	0.9066	1.0000	1500	100	135,993
RIVERFRONT	1500	38.65	618.92	0.9066	1.0000	1500	50 ZONING 100': SURPLUS	26,281
139 Actual Front Feet, 1.97 Total Acres Total Est. Land Value =								162,273

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	240	0	0
D/W/P: Asphalt Paving	2.68	350	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Heat & Cool

Ground Area = 1756 SF Floor Area = 2466 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,756		
1 Story	Siding	Overhang	271		
Total:				276,145	270,601

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,251
3 Fixture Bath	1	4,020	3,940
2 Fixture Bath	1	2,690	2,636
Separate Shower	1	1,176	1,152

Water/Sewer

1000 Gal Septic	1	4,209	4,125
Water Well, 100 Feet	1	5,025	4,924

Porches

WCP (1 Story)	412	11,655	11,422
WGEP (1 Story)	185	12,451	12,202
WPP	386	5,616	5,504
WCP (1 Story)	158	5,909	5,791

Garages

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

Base Cost	605	26,717	26,183
Storage Over Garage	161	1,914	1,876
Common Wall: 1 Wall	1	-2,324	-2,278
Door Opener	1	473	464

Built-Ins

Appliance Allow.	1	2,394	2,346
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Fireplaces

Prefab 1 Story	1	2,242	2,197
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 364,589 357,336

Parcel Number: 45-006-122-017-03

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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 589,604

2022 Est. T.C.V. 006-122-017-03	=	754,377				
Est. TCV/Total Floor Area = 305.91, Most recent sale 04/03/2017 for 146,500						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
334,300	334,300	334,300	323,514	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,900	0	0	10,675	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
377,200	377,200	377,200	334,189	334,189		0

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45-006-122-017-11	2022 Est. T.C.V.	BC MANAGEMENT LLC
Property Class: 401		6150 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RIVERFRONT	1500	100.00	480.00	0.8768	1.0000	1500	100		131,520
RIVERFRONT	1500	55.00	480.00	0.8768	1.0000	1500	50	SURPLUS: ZONING 100 FT	36,168
155 Actual Front Feet, 1.71 Total Acres Total Est. Land Value =									167,688

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2250	0	0
Wood Frame	24.70	107	50	1,321
Wood Frame	24.66	108	50	1,331
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,652

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1484 SF Floor Area = 2968 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,484		
Total:				285,332	185,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	436	6,335	4,118
WPP	436	6,335	4,118
WCP (1 Story)	128	5,030	3,269

Garages

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

Base Cost	820	33,284	21,635
Common Wall: 1 Wall	1	-2,324	-1,511

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

Storage Over Garage	1822	21,664	14,082
Door Opener	3	1,419	922
Base Cost	1822	55,990	36,393

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 2 Story	1	2,742	1,782
Direct-Vented Gas	1	2,614	1,699

Deck

w/Roof (Roof portion)	337	4,485	2,915
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Breezeways

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Frame Wall	194	11,553	7,509
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Totals:	455,403	296,015
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 488,425

2022 Est. T.C.V. 006-122-017-11 = 663,765

Est. TCV/Total Floor Area = 223.64, Most recent sale 07/21/2014 for 367,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
293,800	293,800	293,800	269,911	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	38,100	0	0	8,907	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
331,900	331,900	331,900	278,818	278,818	0

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45-006-122-017-12	2022 Est. T.C.V.	BC MANAGEMENT LLC
Property Class: 402		W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP C 600/FF	100.00	251.00	0.8680	0.9465	600	100		49,291	
GROUP C 600/FF	60.00	251.00	0.8680	0.9465	600	50	SURPLUS: ZONING 100 FT	14,787	
GROUP C 600/FF	43.00	251.00	0.8680	0.9465	600	0	EASEMENT	0	
203 Actual Front Feet, 1.17 Total Acres					Total Est. Land Value =			64,079	

2022 Est. T.C.V. 006-122-017-12 = 64,079

Est. TCV/Total Floor Area = 21.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	31,483	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	517	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	32,521	32,000	0	

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45-006-122-017-15	2022 Est. T.C.V.	REID KENNETH M & KATHLEEN A
Property Class: 402		W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RIVERFRONT	1500	100.00	566.00	0.9615	1.0000	1500	100		144,218
RIVERFRONT	1500	14.00	566.00	0.9615	1.0000	1500	50	SURPLUS: ZONING 100 FT	10,095
114 Actual Front Feet, 1.48 Total Acres Total Est. Land Value =									154,313

2022 Est. T.C.V. 006-122-017-15 = 154,313

Est. TCV/Total Floor Area = 51.99, Most recent sale 07/27/1998 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,900	66,900	66,900	42,839	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,300	0	1,413	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	44,252	44,252	0	

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45-006-122-017-20	2022 Est. T.C.V.	BOLEN BRUCE & JANE
Property Class: 401		6104 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RIVERFRONT	1500	100.00	565.09	0.7372	1.0000	1500	100		110,584
RIVERFRONT	1500	176.27	565.09	0.7372	1.0000	1500	50	SURPLUS: ZONING 100 FT	97,463
276 Actual Front Feet, 3.58 Total Acres Total Est. Land Value =									208,047

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1984

(11) Heating System: Forced Heat & Cool
Ground Area = 1570 SF Floor Area = 2274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,570		
1 Story	Siding	Overhang	312		
Total:				287,202	186,682

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	72	2,772	1,802
WPP	1124	19,906	12,939

Deck

Treated Wood	478	6,725	4,371
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Garages

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

Base Cost	624	26,932	17,506
Common Wall: 1 Wall	1	-2,294	-1,491
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
Jacuzzi Tub	1	10,289	6,688

Fireplaces

Exterior 2 Story	1	8,947	5,816
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Totals: 386,540 251,252

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 414,566

2022 Est. T.C.V. 006-122-017-20

= 630,113

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Est. TCV/Total Floor Area = 277.09

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,600	292,600	292,600	183,379	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,500	0	0	6,051	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,100	315,100	315,100	189,430	189,430	0	

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45-006-122-017-25	2022 Est. T.C.V.	REID KENNETH M & KATHLEEN A
Property Class: 401		6136 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RIVERFRONT	1500	100.00	580.00	0.9666	1.0000	1500	100		144,986
RIVERFRONT	1500	12.00	580.00	0.9666	1.0000	1500	50	SURPLUS: ZONING 100 FT	8,699
112 Actual Front Feet, 1.49 Total Acres									
Total Est. Land Value =									153,685

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1185 SF Floor Area = 1185 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,185		
			Total:	145,139	116,112

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,277 1,022

Water/Sewer
1000 Gal Septic 1 4,209 3,367
Water Well, 100 Feet 1 5,025 4,020

Porches
WGEP (1 Story) 299 17,091 13,673

Deck
Treated Wood 468 6,257 5,006
Pine w/Roof (Deck Portion) 60 1,354 1,083
Pine w/Roof (Roof portion) 60 1,007 806

Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 720 22,637 18,110
Common Wall: 1 Wall 1 -1,920 -1,536
Door Opener 1 473 378

Built-Ins
Appliance Allow. 1 2,394 1,915

Fireplaces
Prefab 1 Story 1 2,242 1,794

Local Cost Items
GENERATOR 1 3,000 2,850 *95% Good

Totals: 210,185 168,600

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 278,190

2022 Est. T.C.V. 006-122-017-25 = 431,875

Est. TCV/Total Floor Area = 364.45, Most recent sale 08/19/1996 for 64,125

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
190,600	190,600	190,600	123,344	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,300	0	0	4,070	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
215,900	215,900	215,900	127,414	127,414	0

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45-006-122-017-40	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 401		6166 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
100 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1992

(11) Heating System: Electric Baseboard
Ground Area = 1483 SF Floor Area = 2350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,232		
2 Story	Siding	Crawl Space	251		
		Total:		238,570	178,928

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,661
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	336	4,899	3,674
WPP	16	733	550

Garages

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

Base Cost	686	24,284	18,213
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 297,799 224,099

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 369,763

2022 Est. T.C.V. 006-122-017-40 = 492,263
Est. TCV/Total Floor Area = 209.47, Most recent sale 06/25/2020 for 440,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	199,400	199,400	199,400	199,400	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	29,900	16,800	0	29,900	6,580	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	246,100	246,100	246,100	235,880	235,880	0

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45-006-122-017-41	2022 Est. T.C.V.	KURAS PROPERTIES
Property Class: 402		W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
VILLAGE AR CE			2276 SqFt	0.30000	100 SUBJECT TO EASEMENT	683
		0.05 Total Acres			Total Est. Land Value =	683

2022 Est. T.C.V. 006-122-017-41	=	683
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Est. TCV/Total Floor Area = 0.29

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
300	300	300	300	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
300	300	300	309	300	0

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45-006-122-017-45	2022 Est. T.C.V.	CRYSTAL COTTAGE TRUST
Property Class: 401		6060 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1500	100.00	626.90	0.8654	1.0000	1500	100	129,813
RIVERFRONT	1500	61.90	626.90	0.8654	1.0000	1500	50 SURPLUS: ZONING 100'	40,177
162 Actual Front Feet, 2.33 Total Acres								169,990
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	390	0	0
D/W/P: Asphalt Paving	2.68	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1942 SF Floor Area = 1942 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,942		
Total:				233,934	229,244

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,251
3 Fixture Bath	1	4,020	3,940
2 Fixture Bath	1	2,690	2,636

Water/Sewer

2000 Gal Septic	1	8,364	8,197
Water Well, 100 Feet	1	5,025	4,924

Porches

WCP (1 Story)	159	5,935	5,816
CCP (1 Story)	103	2,496	2,446

Garages

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

Base Cost	892	35,555	34,844
Common Wall: 2 Wall	1	-4,647	-4,554
Door Opener	2	946	927

Built-Ins

Appliance Allow.	1	2,394	2,346
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Fireplaces

Prefab 1 Story	1	2,242	2,197
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Totals: 300,231 294,214

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 485,453

2022 Est. T.C.V. 006-122-017-45 = 662,943

Est. TCV/Total Floor Area = 341.37, Most recent sale 04/03/2003 for 136,139

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
293,500	293,500	293,500	282,094	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	38,000	0	0	9,309	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	331,500	331,500	331,500	291,403	291,403	0

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45-006-122-018-01	2022 Est. T.C.V.	ANGILERI FRANK A & MARIA F
Property Class: 408		5998 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	496.75	0.9174	0.9449	15000	100		1,300,320
LK MI "A" 15000	22.81	496.75	0.9174	0.9449	15000	50	SURPLUS: ZONING 100 FT	148,302
123 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								1,448,622

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	100	0	0
D/W/P: 4in Ren. Conc.	8.88	87	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2454 SF Floor Area = 3681 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,454		
Total:				408,367	367,529

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	3	17,733	15,960
2 Fixture Bath	1	3,960	3,564

Water/Sewer

2000 Gal Septic	1	9,576	8,618
Water Well, 100 Feet	1	5,403	4,863

Garages

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

Base Cost	703	31,944	28,750
Door Opener	2	1,182	1,064

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Interior 2 Story	1	7,349	6,614
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Porches

WCP (1 Story)	992	35,494	31,945
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 529,327 476,544

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 953,088

2022 Est. T.C.V. 006-122-018-01 = 2,403,135

Est. TCV/Total Floor Area = 652.85, Most recent sale 09/15/2009 for 1,100,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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1,266,000	1,266,000	1,266,000	893,545	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-64,400	0	0	29,486	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,201,600	1,201,600	1,201,600	923,031	923,031	0

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45-006-122-018-10	2022 Est. T.C.V.	BALIAN ANNETTE T TRUST &
Property Class: 408		6180 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	300.00	700.00	0.6187	1.0473	15000	100	2,916,141
LK MI "A"	15000	78.40	700.00	0.6187	1.0473	15000	50 SURPLUS: ZONING 100' MIN	381,042
378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value =								3,297,184

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1404 SF Floor Area = 2106 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,404		
Total:				200,208	180,160

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618
Separate Shower	2	2,353	2,118

Water/Sewer

1000 Gal Septic	1	4,209	3,788
Water Well, 100 Feet	1	5,025	4,522

Built-Ins

Appliance Allow.	1	2,394	2,155
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Deck

Treated Wood	1451	16,309	14,678
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Totals: 235,795 212,188

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 424,376

2022 Est. T.C.V. 006-122-018-10 = 3,724,060

Est. TCV/Total Floor Area = 1768.31, Most recent sale 12/23/1988 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,993,400	1,993,400	1,993,400	893,455	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-131,400	0	29,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,862,000	1,862,000	1,862,000	922,939	922,939	0

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45-006-122-019-00	2022 Est. T.C.V.	NISONGER HELGA M TRUST
Property Class: 408		6006 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	400.00	0.9535	0.8855	15000	100	1,266,401
LK MI "A"	15000	10.00	400.00	0.9535	0.8855	15000	50 SURPLUS: ZONING 100 FT	63,320
110 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								1,329,721

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	1174	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2101 SF Floor Area = 3362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	2,101		
Total:				327,971	216,466

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	843
3 Fixture Bath	1	4,020	2,653

Water/Sewer

1000 Gal Septic	1	4,209	2,778
Water Well, 100 Feet	1	5,025	3,316

Garages

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

Base Cost	352	13,795	9,105
Common Wall: 1 Wall	1	-1,920	-1,267
Door Opener	1	473	312

Class: C Exterior: Pole (Unfinished)

Base Cost	2400	50,088	46,582	*93% Good
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Built-Ins

Appliance Allow.	1	2,394	1,580
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Fireplaces

Interior 2 Story	1	5,751	3,796
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Porches

WPP	14	642	424
WPP	888	12,174	8,035

Totals: 425,899 294,623

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 589,246

2022 Est. T.C.V. 006-122-019-00 = 1,923,967

Est. TCV/Total Floor Area = 572.27

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,018,400	1,018,400	1,018,400	426,278	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-56,400	0	0	14,067	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	962,000	962,000	962,000	440,345	440,345	440,345

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45-006-122-020-00	2022 Est. T.C.V.	STEVENS FAMILY TRUST
Property Class: 408		6119 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *			AT PUBLIC RD END/BEACH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI "A"	15000	100.00	175.00	0.8945	0.6910	15000	100 927,153
LK MI "A"	15000	32.00	175.00	0.8945	0.6910	15000	50 SURPLUS: ZONING 100 FT 148,344
132 Actual Front Feet, 0.53 Total Acres			Total Est. Land Value =		1,075,497		

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard

Ground Area = 1818 SF Floor Area = 1818 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,818		
Total:				194,447	116,668

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	295	4,623	2,774
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Garages

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

Base Cost	396	14,862	8,917
Common Wall: 1 Wall	1	-1,920	-1,152

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Totals: 233,556 140,132

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 280,264

2022 Est. T.C.V. 006-122-020-00 = 1,360,761

Est. TCV/Total Floor Area = 748.49

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
759,500	759,500	759,500	287,524	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-79,100	0	0	9,488	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
680,400	680,400	680,400	297,012	297,012	0

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45-006-122-021-00	2022 Est. T.C.V.	SEYFARTH ROBERT B & SUSAN B
Property Class: 401		5717 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
SHERIDAN NO LK	200.00	435.00	1.0000	1.0000	1200	100			240,000
SHERIDAN NO LK	50.00	435.00	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	30,000	
250 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =									270,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.66	108	97	2,583
Total Estimated Land Improvements True Cash Value =				2,583

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 1324 SF Floor Area = 1324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	575		
1 Story	Siding	Slab	749		
Total:				164,843	163,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980

Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 50 Feet	1	2,324	2,301

Porches

WCP (1 Story)	136	5,275	5,222
Foundation: Shallow	136	-938	-929

Built-Ins

Appliance Allow.	1	2,394	2,370
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Deck

w/Roof (Roof portion)	203	2,952	2,922
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals: 186,357 184,478

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 304,389
60% Completed => Est. True Cash Value 2022 = 182,633

2022 Est. T.C.V. 006-122-021-00 = 455,216

Est. TCV/Total Floor Area = 343.82, Most recent sale 04/05/2019 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,400	208,400	208,400	207,532	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
10,200	9,000	0	10,200	6,848	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,600	227,600	227,600	224,580	224,580	0	

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45-006-122-022-02	2022 Est. T.C.V.	BURTON ALEXANDRIA TRUST
Property Class: 408		5705 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	15000	100.00	230.77	0.8942	0.7508	15000	90	ADJACENT LEBEAR RESORT	906,334
LK MI "A"	15000	32.13	230.77	0.8942	0.7508	15000	50	SURPLUS ZONING 100' &LEBEAR	161,781
132 Actual Front Feet, 0.70 Total Acres									
Total Est. Land Value =									1,068,115

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,954

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = 2129 SF Floor Area = 2525 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	396		
1 Story	Siding	Crawl Space	1,733		
Total:				272,550	190,806

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CPP	36	832	582
CPP	24	580	406

Deck

Treated Wood	393	5,581	3,907
Treated Wood	432	5,936	4,155

Garages

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

Base Cost	528	18,147	12,703
Common Wall: 1.5 Wall	1	-2,877	-2,014
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 326,898 229,749

Notes: 5705 S SHERIDAN LN

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 459,498

2022 Est. T.C.V. 006-122-022-02 = 1,531,567

Est. TCV/Total Floor Area = 606.56, Most recent sale 09/01/2017 for 1,300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
677,500	677,500	677,500	628,483	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	88,300	0	0	20,739	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
765,800	765,800	765,800	649,222	649,222	0	

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45-006-122-022-10	2022 Est. T.C.V.	GRAUMAN ROBERT A & KAREN A
Property Class: 401		5723 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHERIDAN NO LK	86.11	478.55	1.0000	1.0000	1200	100		103,332
86 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	103,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1203 SF Floor Area = 2535 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Basement	666		
1 Story	Siding	Slab	537		
		Total:		374,826	243,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	1	9,044	5,879

Water/Sewer

1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Porches

CCP (1 Story)	84	2,948	1,916
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Balcony

Wood Balcony	240	11,522	7,489
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Built-Ins

Appliance Allow.	1	5,926	3,852
Sauna	1	11,178	7,266

Fireplaces

Prefab 1 Story	1	3,776	2,454
Heat Circulator	1	924	601

Carports

Comp.Shingle	324	6,211	4,037
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Totals: 440,176 286,114

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 472,088

2022 Est. T.C.V. 006-122-022-10 = 577,920

Est. TCV/Total Floor Area = 227.98, Most recent sale 06/18/1991 for 243,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
295,400	295,400	295,400	193,590	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	-6,400	0	0	6,388	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
289,000	289,000	289,000	199,978	199,978	0

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45-006-122-022-20	2022 Est. T.C.V.	BURTON ALEXANDRIA TRUST
Property Class: 401		5711 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 120K					120000	100	BEACH ACCESS 120,000
132 Actual Front Feet, 0.35 Total Acres					Total Est.	Land Value = 120,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 1386 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	632		
1 Story	Siding	Crawl Space	280		
Total:				149,861	119,885

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	264	8,092	6,474
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Deck

Treated Wood	496	6,498	5,198
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Balcony

Wood Balcony	72	2,538	2,030
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Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Direct-Vented Gas	1	2,614	2,091
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 188,198 151,154

Notes: 5711 S SHERIDAN LN

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 249,404

2022 Est. T.C.V. 006-122-022-20 = 371,904

Est. TCV/Total Floor Area = 268.33

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,300	185,300	185,300	165,952	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	700	0	0	5,476	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,000	186,000	186,000	171,428	171,428	0

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45-006-122-023-15	2022 Est. T.C.V.	MCKNIGHT PAMELA S TRUST
Property Class: 401		5747 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SHERIDAN NO LK	100.00	250.07	1.0000	1.0000	1200	100		120,000	
SHERIDAN NO LK	70.01	250.07	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	42,008	
170 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value = 162,008	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1279 SF Floor Area = 2642 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev.100%	1,279		
1 Story	Siding	Overhang	84		
Total:				209,168	150,601

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	919
3 Fixture Bath	1	4,020	2,894

Water/Sewer

1000 Gal Septic	1	4,209	3,030
Water Well, 100 Feet	1	5,025	3,618

Porches

CCP (1 Story)	31	883	636
WPP	497	7,211	5,192

Garages

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

Base Cost	870	34,835	25,081
Door Opener	1	473	341

Built-Ins

Appliance Allow.	1	2,394	1,724
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Totals: 269,495 194,036

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 320,159

2022 Est. T.C.V. 006-122-023-15 = 487,167

Est. TCV/Total Floor Area = 184.39, Most recent sale 12/27/2005 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,000	226,000	226,000	193,455	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	6,384	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,600	243,600	243,600	199,839	199,839	199,839	

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45-006-122-025-00	2022 Est. T.C.V.	OAK SHORES LLC
Property Class: 409		S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	300.00	0.9824	0.8123	15000	100	1,196,919
LK MI "A"	15000	1.00	300.00	0.9824	0.8123	15000	50 SURPLUS: ZONING 100 FT	5,985
101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								1,202,903

2022 Est. T.C.V. 006-122-025-00 = 1,202,903

Est. TCV/Total Floor Area = 455.30, Most recent sale 09/25/2020 for 141,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
502,500	502,500	502,500	502,500	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	99,000	0	16,582	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
601,500	601,500	601,500	519,082	519,082	0

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45-006-122-026-00	2022 Est. T.C.V.	TAGGART BRUCE F
Property Class: 409		5701 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	80.36	485.14	1.0642	0.9382	15000	100		1,203,588
80 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								1,203,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 1985 SF Floor Area = 2735 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	266		
3 Story	Siding	Crawl Space	375		
Total:				319,308	207,547

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,440
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WSEP (1 Story)	253	10,505	6,828
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Deck

Treated Wood w/Roof (Deck Portion)	256	4,211	3,748	*89% Good
Treated Wood w/Roof (Roof portion)	256	3,551	3,160	
Treated Wood w/Roof (Deck Portion)	39	1,365	1,215	*89% Good
Treated Wood w/Roof (Roof portion)	39	706	628	
Treated Wood	737	8,284	5,385	

Garages

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

Base Cost	576	19,279	12,531
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Direct-Vented Gas	1	2,614	1,699

Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals:		393,583	258,185
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 516,370

2022 Est. T.C.V. 006-122-026-00 = 1,724,958

Est. TCV/Total Floor Area = 630.70

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
719,200	719,200	719,200	221,531	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	143,300	0	0	7,310	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
862,500	862,500	862,500	228,841	228,841	228,841	

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Valuation Report

DB: 2022Ga

45-006-122-027-00	2022 Est. T.C.V.	YARED KRISTINE E B TRUST
Property Class: 408		5687 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI "A"	15000	100.00	500.00	0.9858	0.9468	15000	100 1,400,012
100 Actual Front Feet, 1.15 Total Acres					Total Est.	Land Value = 1,400,012	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	372	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 2203 SF Floor Area = 3322 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,203		
1 Story	Siding	Overhang	9		
1 Story	Siding	Overhang	9		
Total:				397,317	337,719

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	313	11,803	10,033
CPP	29	801	681
WPP	594	11,060	9,401
WCP (1 Story)	116	5,955	5,062
WPP	116	3,470	2,949

Garages

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

Storage Over Garage	1075	16,716	14,209
Common Wall: 1/2 Wall	1	-1,348	-1,146
Door Opener	2	1,182	1,005
Base Cost	1075	50,869	43,239

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Totals: 536,555 456,073

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 912,146

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Valuation Report

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Parcel Number: 45-006-122-027-00

Page: 2

2022 Est. T.C.V. 006-122-027-00	=	2,314,658				
Est. TCV/Total Floor Area = 696.77, Most recent sale 06/29/2000 for 825,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,019,000	1,019,000	1,019,000	713,235	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	138,300	0	0	23,536	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,157,300	1,157,300	1,157,300	736,771	736,771	736,771	

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Valuation Report

DB: 2022Ga

45-006-122-029-00	2022 Est. T.C.V.	TWO MANITOU VIEW LLC
Property Class: 408		5681 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	420.04	0.8763	0.8985	15000	100	1,181,087
LK MI "A"	15000	40.00	420.04	0.8763	0.8985	15000	50 SURPLUS: ZONING 100 FT	236,217
140 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,417,305

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2228 SF Floor Area = 2228 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,228		
Total:				349,524	258,648

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,122
3 Fixture Bath	2	18,088	13,385

Water/Sewer

1000 Gal Septic	1	5,290	3,915
Water Well, 100 Feet	1	5,664	4,191

Deck

Treated Wood	304	5,208	3,854
Treated Wood	1701	21,143	15,646

Garages

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

Base Cost	672	34,480	25,515
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Built-Ins

Appliance Allow.	1	5,926	4,385
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Fireplaces

Interior 1 Story	1	6,826	5,051
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Totals: 455,016 336,712

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 673,424

2022 Est. T.C.V. 006-122-029-00 = 2,095,729

Est. TCV/Total Floor Area = 940.63, Most recent sale 06/13/2008 for 1,985,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
913,100	913,100	913,100	735,468	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	134,800	0	0	24,270	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,047,900	1,047,900	1,047,900	759,738	759,738	0	

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Valuation Report

DB: 2022Ga

45-006-122-030-00	2022 Est. T.C.V.	RADER S STEPHEN & SUSAN O
Property Class: 408		5693 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.44	398.13	0.9843	0.8842	15000	100	1,311,255
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,311,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.77	80	50	1,431
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,431

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1433 SF Floor Area = 3802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,353		
1 Story	Siding	Crawl Space	80		
1 Story	Siding	Overhang	1016		
Total:				435,903	283,337

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	90	4,996	3,247
WPP	230	5,290	3,438
WPP	80	2,906	1,889

Garages

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

Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	1	591	384
Base Cost	1063	42,212	27,438

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
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Deck

Treated Wood	795	9,468	6,154
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 536,439 349,734

Notes: 5693

Parcel Number: 45-006-122-030-00

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 699,468

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

(11) Heating System: Forced Heat & Cool

Ground Area = 804 SF Floor Area = 1628 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	804		
1 Story	Siding	Overhang	20		
		Total:		211,594	137,535

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
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Water/Sewer

1000 Gal Septic	1	4,877	3,170
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Water Well, 100 Feet	1	5,403	3,512
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Deck

Treated Wood w/Roof (Deck Portion)	180	3,546	2,305
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Treated Wood w/Roof (Roof portion)	180	3,595	2,337
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Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Wood Stove	1	3,195	2,077
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Totals:	237,529	154,393
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Notes: 5693A

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 308,786

2022 Est. T.C.V. 006-122-030-00 = 2,325,940

Est. TCV/Total Floor Area = 428.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,041,300	1,041,300	1,041,300	466,425	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	121,700	0	0	15,392	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,163,000	1,163,000	1,163,000	481,817	481,817	423,999	

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Valuation Report

DB: 2022Ga

45-006-122-031-00	2022 Est. T.C.V.	BROOKS RONALD D TRUST
Property Class: 408		5691 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	200.00	441.50	0.7735	0.9121	15000	100	2,116,360
200 Actual Front Feet, 2.03 Total Acres Total Est. Land Value =								2,116,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.77	7200	0	0
D/W/P: Flagstone/Sand	29.08	3500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 3705 SF Floor Area = 8098 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	324		
3 Story	Siding	Basement	487		
2 Story	Siding	Crawl Space	2,894		
1 Story	Siding	Overhang	525		
Total:				1,583,702	1,029,406

Other Additions/Adjustments

Recreation Room	487	14,966	7,483
Exterior			
Stone Veneer	500	24,815	16,130
Basement, Outside Entrance, Below Grade	2	8,729	5,674

Plumbing

Average Fixture(s)	1	3,547	2,306
3 Fixture Bath	4	44,688	29,047
2 Fixture Bath	1	7,448	4,841
Extra Toilet	1	2,837	1,844
Separate Shower	1	3,204	2,083

Water/Sewer

2000 Gal Septic	1	11,290	7,338
Water Well, 100 Feet	1	6,013	3,908

Porches

CCP (1 Story)	539	25,322	16,459
CCP (1 Story)	184	9,049	5,882
CPP	540	12,128	7,883
CPP	504	11,345	7,374
CGEP (1 Story)	1352	121,977	79,285

Balcony

Wood Balcony	72	3,910	2,541
Wood Balcony	144	7,819	5,082

Garages

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

Common Wall: 1 Wall	1	-3,702	-2,406
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Parcel Number: 45-006-122-031-00

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Door Opener	2	1,490	968
Base Cost	1051	75,104	48,818
Built-Ins			
Appliance Allow.	2	16,731	10,875
Fireplaces			
Exterior 2 Story	1	11,590	7,533
Totals:		2,004,002	1,300,354

Notes: RESIDENCE

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 2,600,708

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls B Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	484		
Total:				49,504	32,178

Other Additions/Adjustments

Exterior			
Stone Veneer	80	3,580	2,327

Plumbing			
Average Fixture(s)	1	2,867	1,864

Water/Sewer			
1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Porches			
CCP (1 Story)	40	1,516	985

Garages

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

Base Cost	968	55,689	36,198
Door Opener	2	1,324	861

Totals: 125,434 81,533

Notes: TENNIS BUILDING: NO A/C

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 163,066

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	75	33,156

ECF (4700 LAKE MICHIGAN HOMESITES) 1.500 => TCV of Bldg: 1 = 49,734

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,734

2022 Est. T.C.V. 006-122-031-00 = 4,949,868

Est. TCV/Total Floor Area = 576.77, Most recent sale 09/11/2000 for 3,400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,440,300	2,440,300	2,440,300	1,743,253	3.30	

2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 45-006-122-031-00

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0	34,600	0	0	57,527	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,474,900	2,474,900	2,474,900	1,800,780	1,800,780	0

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Valuation Report

DB: 2022Ga

45-006-122-032-00	2022 Est. T.C.V.	READ RENEE T TRUST
Property Class: 408		5695 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.41	348.37	0.9844	0.8495	15000	100		1,259,503
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			1,259,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1800	0	0
Wood Frame	33.95	24	50	407

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,907

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1977

(11) Heating System: Electric Baseboard

Ground Area = 1020 SF Floor Area = 1785 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,020		
			Total:	191,655	124,587

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	518	6,687	4,347
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Garages

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

Base Cost	907	36,035	23,423
Storage Over Garage	907	10,784	7,010
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
Wood Stove	1	2,208	1,435

Totals: 275,010 178,768

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 357,536

2022 Est. T.C.V. 006-122-032-00 = 1,619,946

Est. TCV/Total Floor Area = 907.53, Most recent sale 04/15/2011 for 1,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
687,400	687,400	687,400	563,601	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	122,600	0	18,598	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
810,000	810,000	810,000	582,199	582,199	0

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Valuation Report

DB: 2022Ga

45-006-122-033-00	2022 Est. T.C.V.	CARPENTER CHARLES A & MARY C
Property Class: 408		5697 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.44	316.60	0.9843	0.8255	15000	100	1,224,141
100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								1,224,141

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1528 SF Floor Area = 1528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,528		
Total:				167,133	100,281

Other Additions/Adjustments

Exterior					
Stone Veneer		320	10,509		6,305

Plumbing					
Average Fixture(s)		1	1,277		766
3 Fixture Bath		1	4,020		2,412

Water/Sewer					
1000 Gal Septic		1	4,209		2,525
Water Well, 100 Feet		1	5,025		3,015

Deck					
Treated Wood w/Roof (Deck Portion)		75	1,881		1,129
Treated Wood w/Roof (Roof portion)		75	1,234		740
Treated Wood		760	8,542		5,125

Built-Ins					
Appliance Allow.		1	2,394		1,436

Fireplaces					
Exterior 1 Story		1	5,635		3,381

Local Cost Items					
GENERATOR		1	3,000	3,000	*100% Good

Totals: 214,859 130,115

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 260,230

2022 Est. T.C.V. 006-122-033-00 = 1,491,871

Est. TCV/Total Floor Area = 976.36, Most recent sale 05/18/2012 for 902,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
633,100	633,100	633,100	525,353	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	112,800	0	17,336	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-122-033-00			Page: 2		
745,900	745,900	745,900	542,689	542,689	0

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Valuation Report

DB: 2022Ga

45-006-122-034-00	2022 Est. T.C.V.	ROCKS ROBERT K & PATRICIA TEMPLE
Property Class: 408		5888 S PASSAGE VIEW RD
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	400.00	0.9858	0.8855	15000	100	1,309,359
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,309,359

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2973 SF Floor Area = 2973 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
1 Story	Siding	Crawl Space	1,317		
1 Story	Siding	Crawl Space	256		
Total:				328,734	213,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Garages

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

Base Cost	864	28,555	18,561
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Deck

Treated Wood	1612	18,119	11,777
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Carports

Comp.Shingle	336	4,764	3,097
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Totals: 401,716 261,110

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 522,220

2022 Est. T.C.V. 006-122-034-00 = 1,839,079

Est. TCV/Total Floor Area = 618.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
977,500	977,500	977,500	359,906	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-58,000	0	11,876	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
919,500	919,500	919,500	371,782	371,782	0

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Valuation Report

DB: 2022Ga

45-006-122-035-00	2022 Est. T.C.V.	CHARLICK DANIEL A & DAYNA G
Property Class: 408		5699 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.44	248.94	0.9843	0.7680	15000	100		1,138,959
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	1,138,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 828 SF Floor Area = 1035 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	828		
			Total:	130,013	91,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	294	4,613	3,229
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Garages

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

Base Cost	480	16,987	11,891
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Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Wood Stove	1	2,208	1,546
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Totals: 170,746 119,522

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 239,044

2022 Est. T.C.V. 006-122-035-00 = 1,385,503

Est. TCV/Total Floor Area = 1338.65, Most recent sale 05/14/2021 for 1,700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
599,600	599,600	599,600	535,484	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	93,200	0	0	157,316	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
692,800	692,800	692,800	553,154	692,800	0	

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Valuation Report

DB: 2022Ga

45-006-122-036-00	2022 Est. T.C.V.	SEYFARTH SUSAN B
Property Class: 408		5703 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	280.31	0.9464	0.7959	15000	100	1,129,871
LK MI "A"	15000	12.35	280.31	0.9464	0.7959	15000	50 SURPLUS: ZONING 100 FT	69,786
112 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								1,199,657

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,726

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 800 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	672		
1 Story	Block	Crawl Space	128		
Total:				151,306	98,349

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,273	827		

Water/Sewer					
1000 Gal Septic	1	4,197	2,728		
Water Well, 100 Feet	1	5,025	3,266		

Porches					
WPP	112	2,699	1,754		

Deck					
Treated Wood	632	7,597	4,938		

Built-Ins					
Appliance Allow.	1	2,394	1,556		

Fireplaces					
Interior 1 Story	1	4,619	3,002		

Totals: 179,110 116,420

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 232,840

2022 Est. T.C.V. 006-122-036-00 = 1,435,223

Est. TCV/Total Floor Area = 975.02

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
624,600	624,600	624,600	256,038	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	93,000	0	8,449	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
717,600	717,600	717,600	264,487	264,487	0	

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Valuation Report

DB: 2022Ga

45-006-122-038-00	2022 Est. T.C.V.	CLARK DAVID W & KOTILA CAROLYN
Property Class: 408		6159 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	500.13	0.6963	0.9468	15000	100	988,984
LK MI "A"	15000	100.00	500.13	0.6963	0.9468	15000	100	988,984
LK MI "A"	15000	70.00	500.13	0.6963	0.9468	15000	50 SURPLUS: ZONING	346,144
270 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								2,324,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	193	50	1,376
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,876

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Electric Baseboard

Ground Area = 1936 SF Floor Area = 1936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,936		
Total:				205,346	123,208

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	49	2,634	1,580
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Garages

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

Base Cost	748	23,248	13,949
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	2	11,270	6,762
Wood Stove	1	2,208	1,325

Deck

Treated Wood	1200	13,488	8,093
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Totals: 275,119 165,071

Notes: 6159

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 330,142

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Forced Heat & Cool

Ground Area = 1700 SF Floor Area = 1700 SF.

Parcel Number: 45-006-122-038-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,700		
			Total:	189,971	123,481

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Deck

Treated Wood	1206	13,555	8,811
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Totals: 226,086 146,956

Notes: 6189

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 293,912

2022 Est. T.C.V. 006-122-038-00 = 2,957,042

Est. TCV/Total Floor Area = 813.27, Most recent sale 01/01/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,579,200	1,579,200	1,579,200	1,191,810	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100,700	0	39,329	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,478,500	1,478,500	1,478,500	1,231,139	1,231,139	0	

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Valuation Report

DB: 2022Ga

45-006-122-038-50	2022 Est. T.C.V.	CLARK FAMILY REAL ESTATE LLC
Property Class: 408		6149 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	410.23	0.4747	0.8922	15000	100	635,248
BAY LANE 1200/F	707.00	410.23	1.0000	1.0000	1200	100	EASEMENT	848,400
807 Actual Front Feet, 7.60 Total Acres Total Est. Land Value =								1,483,648

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2010

(11) Heating System: Electric Baseboard
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-5,911	-5,320

Garages					
Class: BC Exterior: Pole (Unfinished)					
Door Opener			1	591	532
Base Cost			2420	66,671	60,004

Totals: 61,351 55,216

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 110,432

2022 Est. T.C.V. 006-122-038-50 = 1,594,080

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
795,200	795,200	795,200	740,004	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	24,420	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
797,000	797,000	797,000	764,424	764,424	0	

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Valuation Report

DB: 2022Ga

45-006-122-039-00	2022 Est. T.C.V.	KOTILA KERRY R TRUST 50% &
Property Class: 408		6137 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	161.00	0.8534	0.6739	15000	100		862,674
LK MI "A" 15000	51.00	161.00	0.8534	0.6739	15000	50	SURPLUS: ZONING 100 FT	219,982
151 Actual Front Feet, 0.56 Total Acres								
Total Est. Land Value =								1,082,656

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.09	221	50	1,888
D/W/P: 4in Ren. Conc.	10.04	2491	0	0
D/W/P: Flagstone/Sand	25.47	602	0	0
Total Estimated Land Improvements True Cash Value =				1,888

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 3433 SF Floor Area = 6502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	3,433		
1 Story	Siding	Overhang	494		
Total:				854,249	734,654

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,466
3 Fixture Bath	3	27,132	23,334
2 Fixture Bath	1	6,029	5,185
Separate Shower	5	13,743	11,819

Water/Sewer

2000 Gal Septic	1	10,315	8,871
Water Well, 100 Feet	1	5,664	4,871

Porches

CCP (1 Story)	691	21,345	18,357
CPP	123	2,974	2,558
CCP (1 Story)	148	4,982	4,285

Deck

Treated Wood	75	2,072	1,782
Composite	218	4,273	3,675
Composite	126	2,943	2,531
Composite	783	11,369	9,777

Garages

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

Base Cost	895	52,823	45,428
Common Wall: 1.5 Wall	1	-4,732	-4,070
Door Opener	3	1,986	1,708

Built-Ins

Appliance Allow.	1	5,926	5,096
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Fireplaces

Interior 1 Story	1	6,826	5,870
Interior 2 Story	1	8,308	7,145
2nd on Same Stack	1	5,229	4,497

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Totals: 1,046,323 899,839

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,799,678

2022 Est. T.C.V. 006-122-039-00 = 2,884,222

Est. TCV/Total Floor Area = 443.59

2021 Assessed	MBOR	S.E.V.
1,491,000	1,491,000	1,491,000

Base for Cap	C.P.I.
1,170,971	3.30

2022 New	Eq. Adjustment	Loss
0	-48,900	0

Additions	Tax Adjustment	Losses
0	38,642	0

2022 Assessed	MBOR	S.E.V.
1,442,100	1,442,100	1,442,100

Capped	->Taxable<-	PRE/MBT
1,209,613	1,209,613	1,209,613

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Valuation Report

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45-006-122-040-10	2022 Est. T.C.V.	STEWART DANIEL E & VICKI L
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	400.00	1455.23	1.0000	0.0000	0 100*	0
	49.00	1455.23	1.0000	0.0000	0 100*	0
VILLAGE AR 9-20ACRES		653400	SqFt	1.40000	100	914,760
* denotes lines that do not contribute to the total acreage calculation.						
449 Actual Front Feet, 15.00	Total Acres				Total Est. Land Value =	914,760

2022 Est. T.C.V. 006-122-040-10 = 914,760

Est. TCV/Total Floor Area = 140.69, Most recent sale 01/13/2011 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
424,700	424,700	424,700	341,823	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,700	0	0	11,280	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
457,400	457,400	457,400	353,103	353,103	0

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Valuation Report

DB: 2022Ga

45-006-122-040-20	2022 Est. T.C.V.	CLARK FAMILY REAL ESTATE LLC
Property Class: 402		W BAY LN
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
EGLER RD 1200	150.00	747.00	0.8855	1.0000	1200	100	
150 Actual Front Feet,	2.57	Total Acres			Total Est. Land Value	=	
							Value
							159,384
							159,384

2022 Est. T.C.V. 006-122-040-20	=	159,384
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Est. TCV/Total Floor Area = 24.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,700	79,700	79,700	79,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,700	79,700	79,700	82,330	79,700	0	

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45-006-122-042-00	2022 Est. T.C.V.	MCNUTT ROBERT C & SUSANNE S &
Property Class: 408		5864 S PASSAGE VIEW RD
Map #: 30 & 31	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"	15000	100.00	400.00	0.8807	0.8855	15000	100	1,169,772
LK MI "A"	15000	38.00	400.00	0.8807	0.8855	15000	50 SURPLUS: ZONING 100 FT	222,257
138 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								1,392,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2302 SF Floor Area = 2302 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,966		
1 Story	Siding	Slab	336		
Total:				311,626	202,557

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WSEP (1 Story)	288	14,979	9,736	
WCP (1 Story)	70	4,305	4,004	*93% Good

Deck

Treated Wood	556	7,423	4,825
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Garages

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

Door Opener	1	591	384
Base Cost	1143	45,389	29,503

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	1	5,984	3,890
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Totals: 411,807 268,880

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 537,760

2022 Est. T.C.V. 006-122-042-00 = 1,934,788

Est. TCV/Total Floor Area = 840.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,029,700	1,029,700	1,029,700	490,718	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-62,300	0	0	16,193	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	967,400	967,400	967,400	506,911	506,911	506,911

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Valuation Report

DB: 2022Ga

45-006-122-043-00	2022 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 201		6066 W RIVER RD
Map #: 31/36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	108.00	235.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		25395	SqFt	8.00000	100			203,164
* denotes lines that do not contribute to the total acreage calculation.								
108 Actual Front Feet, 0.58 Total Acres								Total Est. Land Value = 203,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	3375	60	4,637
Wood Frame	18.32	140	50	1,282

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	60	100		0
SEPTIC TANK 1000 GAL	0.00	1	92	100		0
Total Estimated Land Improvements True Cash Value =						5,919

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990
Description of Occupancy: NC - FRONT UPGRADE STONE

Costs are taken from the Shed - Office Structure cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 46.71

(10) Heating system: Forced Air Furnace Cost/SqFt: 5.89 100%
Adjusted Square Foot Cost for Upper Floors = 52.60

Total Floor Area: 2,300 Base Cost New of Upper Floors = 120,980

Reproduction/Replacement Cost = 120,980

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /50 /100/100/27.0

Total Depreciated Cost = 32,665

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 45,730
Replacement Cost/Floor Area= 52.60 Est. TCV/Floor Area= 19.88

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: 2021 MOVED TO LI

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 48

Base Rate for Upper Floors = 38.04

Adjusted Square Foot Cost for Upper Floors = 38.04

Total Floor Area: 140 Base Cost New of Upper Floors = 5,325

Reproduction/Replacement Cost = 5,325

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 2,343

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 3,280
Replacement Cost/Floor Area= 38.04 Est. TCV/Floor Area= 23.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,010

Parcel Number: 45-006-122-043-00

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2022	Est. T.C.V.	006-122-043-00	=	258,093		
Est. TCV/Total Floor Area = 105.78, Most recent sale 01/13/2006 for 209,835						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	142,800	142,800	142,800	117,064	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-13,800	0	0	3,863	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,000	129,000	129,000	120,927	120,927	0

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45-006-122-043-10	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 402		W RIVER RD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value B> GROUP B 100K					100000 100	100,000
200 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =	100,000

2022 Est. T.C.V. 006-122-043-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-122-043-50	2022 Est. T.C.V.	MANITOU HOLDINGS LLC
Property Class: 201		6052 W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	83.00	235.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		19515	SqFt	8.00000	100		CORNER LOCATION	156,119
* denotes lines that do not contribute to the total acreage calculation.								
83 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 156,119

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.63	2664	50	7,499
Wood Frame	19.92	96	50	956

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WOOD DECKS	5.25	560	50		100	1,470
Total Estimated Land Improvements True Cash Value =						9,925

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

Description of Occupancy: STORE - GAS STATION

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 85.07

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.81 100%
Adjusted Square Foot Cost for Upper Floors = 92.88

Total Floor Area: 2,280 Base Cost New of Upper Floors = 211,767

Reproduction/Replacement Cost = 211,767
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /85 /100/100/55.3
Total Depreciated Cost = 117,001

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/PUMAD/EADDFDA	6071.42	2	1.00	50	6,071

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 172,301
Replacement Cost/Floor Area= 98.21 Est. TCV/Floor Area= 75.57

Total Estimated True Cash Value of Commercial/Industrial Buildings = 172,301

2022 Est. T.C.V. 006-122-043-50 = 338,345

Est. TCV/Total Floor Area = 148.40, Most recent sale 12/27/2006 for 365,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,600	172,600	172,600	137,665	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,400	0	0	4,542	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,200	169,200	169,200	142,207	142,207	0

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45-006-122-044-00	2022 Est. T.C.V.	COORHOUSE DAN S & CHRISTINE E
Property Class: 401		6088 W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	100.00	257.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.59 Total Acres					Total	Est.	Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	24.18	100	50	1,209
Fencing: Wd, Split, 2 Rail	14.26	70	50	499
D/W/P: Asphalt Paving	2.68	750	0	0
D/W/P: 3.5 Concrete	5.70	50	0	0
Wood Frame	27.20	85	50	1,156

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,364

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

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1436 SF Floor Area = 1436 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,436		
			Total:	168,947	108,126

Other Additions/Adjustments

Exterior					
Stone Veneer		111	3,645	2,333	

Plumbing					
Average Fixture(s)		1	1,277	817	
3 Fixture Bath		1	4,020	2,573	

Water/Sewer					
1000 Gal Septic		1	4,209	2,694	
Water Well, 100 Feet		1	5,025	3,216	

Porches					
WGEF (1 Story)		154	10,999	7,039	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		432	21,159	13,542	
Common Wall: 2 Wall		1	-4,647	-2,974	
Door Opener		1	473	303	

Built-Ins

Appliance Allow.		1	2,394	1,532	
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Fireplaces

Interior 1 Story		1	4,619	2,956	
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Totals: 222,120 142,157

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 234,559

2022 Est. T.C.V. 006-122-044-00 = 338,923

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Est. TCV/Total Floor Area = 236.02, Most recent sale 12/21/2012 for 212,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,500	156,500	156,500	122,513	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	4,042	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,500	169,500	169,500	126,555	126,555	0	

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Valuation Report

DB: 2022Ga

45-006-122-045-10	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 402		W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
IN TOWN	66.00	20.00	1.0000	1.0000	1500	100	SIZE/SHAPE	99,000
66 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value = 99,000

2022 Est. T.C.V. 006-122-045-10 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2006 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-122-046-00	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		6210 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	99.00	105.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		10411	SqFt	8.00000	100			83,287
* denotes lines that do not contribute to the total acreage calculation.								
99 Actual Front Feet, 0.24 Total Acres								83,287
Total Est. Land Value =								83,287

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.16	120	50	309
D/W/P: 4in Concrete	5.16	120	50	309
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	50	750
Total Estimated Land Improvements True Cash Value =				1,368

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 128

Base Rate for Upper Floors = 30.84

Adjusted Square Foot Cost for Upper Floors = 30.84

Total Floor Area: 988 Base Cost New of Upper Floors = 30,470

Reproduction/Replacement Cost = 30,470

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 19,196

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

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

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 26,875

Replacement Cost/Floor Area= 30.84 Est. TCV/Floor Area= 27.20

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1994

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 128

Base Rate for Upper Floors = 30.84

Adjusted Square Foot Cost for Upper Floors = 30.84

Total Floor Area: 988 Base Cost New of Upper Floors = 30,470

Reproduction/Replacement Cost = 30,470

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 19,196

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

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

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 26,875
Replacement Cost/Floor Area= 30.84 Est. TCV/Floor Area= 27.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 53,750

2022 Est. T.C.V. 006-122-046-00 = 138,405

Est. TCV/Total Floor Area = 70.04, Most recent sale 07/13/2015 for 139,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,200	73,200	73,200	68,450	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,000	0	0	750	0

2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,200	69,200	69,200	70,708	69,200	0

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45-006-122-046-10	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 402		W CRYSTAL BEND DR
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RIVERFRONT	1500	57.08	343.41	1.1832	1.0000	1500	20	ZONING NONCONFORMING	20,261
57 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =									20,261

2022 Est. T.C.V. 006-122-046-10 = 20,261

Est. TCV/Total Floor Area = 10.25, Most recent sale 09/19/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,800	8,800	8,800	8,800	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	290	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,100	10,100	10,100	9,090	9,090	0

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45-006-122-049-00	2022 Est. T.C.V.	NISONGER & WALTER INVESTMENTS INC
Property Class: 201		5998 W RIVER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	190.00	340.00	1.0000	0.0000	0	100*		0
2122 COMME \$6.00/SQFT		64599	SqFt	6.00000	125		CORNER INFLUENCE - LOCATION	484,496
* denotes lines that do not contribute to the total acreage calculation.								
190 Actual Front Feet, 1.48 Total Acres								Total Est. Land Value = 484,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	22.87	80	0	0
Wood Frame	21.79	80	50	871

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	93		100	0
SEPTIC TANK 1000 GAL	0.00	1	93		100	0
DRAIN FIELD	0.00	1	93		100	0
Total Estimated Land Improvements True Cash Value =						871

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

(11) Heating System: No Heating/Cooling
Ground Area = 360 SF Floor Area = 360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
Total:				37,857	26,500

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-2,808	-1,966	

Water/Sewer					
1000 Gal Septic		1	3,689	2,582	
Water Well, 50 Feet		1	2,161	1,513	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		308	9,773	6,841	
Totals:			50,672	35,470	

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 58,525
60% Completed => Est. True Cash Value 2022 = 35,115

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1978
Description of Occupancy: WITH OFFICE AREA IN FRONT

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 308

Base Rate for Upper Floors = 26.48

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.38 10%
Adjusted Square Foot Cost for Upper Floors = 26.92

Total Floor Area: 4,248 Base Cost New of Upper Floors = 114,349

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Reproduction/Replacement Cost = 114,349
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 60,605

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 84,847
Replacement Cost/Floor Area= 26.92 Est. TCV/Floor Area= 19.97

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: SMALL ON SIDE

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 76

Base Rate for Upper Floors = 99.33

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.72 100%
Adjusted Square Foot Cost for Upper Floors = 105.05

Total Floor Area: 360 Base Cost New of Upper Floors = 37,817

Reproduction/Replacement Cost = 37,817
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 20,421

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 28,590
Replacement Cost/Floor Area= 105.05 Est. TCV/Floor Area= 79.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 113,437

2022 Est. T.C.V. 006-122-049-00 = 633,919

Est. TCV/Total Floor Area = 127.60, Most recent sale 02/16/1984 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,100	311,100	311,100	137,123	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	4,525	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,000	317,000	317,000	141,648	141,648	0	

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45-006-122-050-00	2022 Est. T.C.V.	COUNTY OF LEELANAU
Property Class: 202		W HARBOR HWY
Map #: 33	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
CRYSTAL RIVER	60.00	64.36	1.0000	1.0000	1600	100	96,000
090 EXEMPT PARK			0.10 Acres		5000	100	500
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =							96,500

2022 Est. T.C.V. 006-122-050-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-122-051-01	2022 Est. T.C.V.	STEWART FAMILY RESIDENCE TRUST
Property Class: 408		5826 S PASSAGE VIEW RD
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	450.00	0.9858	0.9173	15000	100	1,356,452
100 Actual Front Feet,	1.03	Total Acres			Total Est.	Land Value =		1,356,452

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1326 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,326		
1 Story	Siding	Overhang	22		
		Total:		216,797	173,438

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CSEP (1 Story)	233	10,536	8,429
WCP (1 Story)	87	4,908	3,926
WCP (1 Story)	53	3,528	2,822

Built-Ins

Appliance Allow.	2	6,878	5,502
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Deck

Treated Wood	1729	20,592	16,474
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Totals: 288,659 230,927

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 461,854

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B-10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 837 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Overhang	48		
1 Story	Siding	Overhang	789		
		Total:		85,608	68,486

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	2,867		2,294

Porches					
WPP		283	6,336		5,069
WCP (1 Story)		25	2,115		1,692

Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		789	48,531		38,825
Door Opener		2	1,324		1,059

Built-Ins					
Appliance Allow.		1	5,926		4,741

Totals:			152,707		122,166
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Notes: D.G. WITH DWELLING ABOVE

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV:		244,332
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2022 Est. T.C.V. 006-122-051-01	=	2,070,138
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Est. TCV/Total Floor Area = 822.46, Most recent sale 01/30/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,124,400	1,124,400	1,124,400	382,704	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-89,300	0	12,629	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,035,100	1,035,100	1,035,100	395,333	395,333	0	

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45-006-122-052-00	2022 Est. T.C.V.	FLOWERS JULIA MATHER
Property Class: 408		5842 S PASSAGE VIEW RD
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	397.00	0.9858	0.8835	15000	100	1,306,405
100 Actual Front Feet,	0.91	Total Acres				Total Est. Land Value =		1,306,405

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	17.96	110	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1988

(11) Heating System: Forced Heat & Cool
Ground Area = 1546 SF Floor Area = 2818 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,546		
1 Story	Siding	Overhang	886		
		Total:		335,627	268,501

Other Additions/Adjustments

Exterior			
Brick Veneer	118	2,092	1,674

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168
Separate Shower	1	2,394	1,915

Water/Sewer

2000 Gal Septic	1	9,576	7,661
Water Well, 50 Feet	1	2,527	2,022

Porches

CPP	37	979	783
WPP	683	12,690	10,152
WSEP (1 Story)	158	9,478	7,582

Deck

Treated Wood	57	1,742	1,394
Treated Wood	112	2,565	2,052

Garages

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

Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	3	1,773	1,418
Base Cost	1115	52,762	42,210

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	2	14,698	11,758
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Unit-in-Place Cost Items

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RES ELEVATOR	1	18,300	18,300	*100% Good
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		488,607	395,145	

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 790,290

2022 Est. T.C.V. 006-122-052-00		=	2,099,195
Est. TCV/Total Floor Area = 744.92, Most recent sale 11/30/1999 for 1,100,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
1,096,900	1,096,900	1,096,900	737,876 3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	-47,300	0	24,349 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
1,049,600	1,049,600	1,049,600	762,225 762,225 0

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45-006-122-054-00	2022 Est. T.C.V.	HARRIS JOHN T & PRINGLE HEATHER L
Property Class: 402		W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

		* Factors *		BOTH SIDES OF RIVER RD					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP C 600/FF	100.00	198.00	0.9460	0.9243	600	100		52,463	
GROUP C 600/FF	32.00	198.00	0.9460	0.9243	600	50	SURPLUS: ZONING 100 FT	8,394	
GROUP C 600/FF	132.00	0.00	0.9460	0.0000	600	100	STIP ACCROSS RD	0	
264 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value =	60,857

2022 Est. T.C.V. 006-122-054-00 = 60,857

Est. TCV/Total Floor Area = 21.60, Most recent sale 05/01/2018 for 139,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,500	26,500	26,500	26,500	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	874	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	27,374	27,374	0	

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45-006-122-055-00	2022 Est. T.C.V.	DAGOSTINO THOMAS P (ELE)
Property Class: 402		W RIVER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		SLIVER ACROSS ST TOO					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
CRYSTL RVR 1100	400.00	423.17	0.6423	1.0000	1100	100		282,594	
CRYSTL RVR 1100	37.49	423.17	0.6423	1.0000	1100	50	SURPLUS: ZONING 100 FT	13,242	
437 Actual Front Feet, 4.25 Total Acres					Total Est. Land Value =		295,836		

2022 Est. T.C.V. 006-122-055-00 = 295,836

Est. TCV/Total Floor Area = 104.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,900	147,900	147,900	78,739	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	2,598	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,900	147,900	147,900	81,337	81,337	0	

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45-006-122-056-00	2022 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

		* Factors *		PARCEL 2		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 120K					120000 100	120,000
181 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	120,000

2022 Est. T.C.V. 006-122-056-00 = 120,000

Est. TCV/Total Floor Area = 42.58, Most recent sale 10/30/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	2,095	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	69	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	2,164	2,164	0

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45-006-122-056-10	2022 Est. T.C.V.	STEWART FAMILY RESIDENCE TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 120K					120000 100	120,000
140 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =	120,000

2022 Est. T.C.V. 006-122-056-10 = 120,000

Est. TCV/Total Floor Area = 42.58, Most recent sale 01/30/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	2,099	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	69	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	2,168	2,168	0

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DB: 2022Ga

45-006-122-056-50	2022 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100	120,000
180 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =	120,000

2022 Est. T.C.V. 006-122-056-50	=	120,000
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Est. TCV/Total Floor Area = 42.58

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	2,096	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	69	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	2,165	2,165	0

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45-006-122-057-00	2022 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 120K					120000 100	120,000
170 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	120,000

2022 Est. T.C.V. 006-122-057-00	=	120,000
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Est. TCV/Total Floor Area = 42.58, Most recent sale 10/30/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	2,948	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	97	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	3,045	3,045	0

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45-006-122-058-10	2022 Est. T.C.V.	FREEMAN FAMILY COTTAGE TRUST
Property Class: 401		5760 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	100.00	215.00	1.0000	1.0000	1200	100		120,000
OAK ST S WESTER	10.00	215.00	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 FT	6,000
110 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								126,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1074 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	768		
1 Story	Siding	Piers	306		
Total:				152,206	107,407

Other Additions/Adjustments

Exterior			
Stone Veneer	48	1,576	1,072

Plumbing			
Average Fixture(s)	1	1,277	868
3 Fixture Bath	1	4,020	2,734
2 Fixture Bath	1	2,690	1,829

Water/Sewer			
1000 Gal Septic	1	4,209	2,862
Water Well, 100 Feet	1	5,025	3,417

Porches			
CCP (1 Story)	240	5,316	3,615

Garages

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

Base Cost	576	19,279	13,110
Common Wall: 1 Wall	1	-1,920	-1,306
Door Opener	2	946	643
Stone Veneer	59	1,938	1,318

Built-Ins

Appliance Allow.	1	2,394	1,628
Totals:		198,956	135,290

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 223,229

2022 Est. T.C.V. 006-122-058-10 = 354,229

Est. TCV/Total Floor Area = 242.96, Most recent sale 04/08/2016 for 331,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
164,900	164,900	164,900	160,009	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 45-006-122-058-10

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0	12,200	0	0	5,280	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,100	177,100	177,100	165,289	165,289	0

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45-006-122-058-20	2022 Est. T.C.V.	GAUTHIER FREDERICK & MARCIA S
Property Class: 401		5768 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
WHSPNG PINE1100	200.00	299.08	0.7991	1.0000	1100	100		175,801	
WHSPNG PINE1100	11.19	299.08	0.7991	1.0000	1100	50	SURPLUS: ZONING 100 FT	4,918	
211 Actual Front Feet, 1.45 Total Acres					Total Est. Land Value =			180,719	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	739	0	0
D/W/P: Asphalt Paving	2.68	3500	0	0
Wood Frame	21.33	201	50	2,143
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,143

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

(11) Heating System: Electric Baseboard

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	130,387	78,232

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	120	2,053	1,232
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Garages

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

Base Cost	660	21,265	12,759
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	1	473	284

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

Base Cost	468	16,694	10,016
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Class: C Exterior: Pole (Unfinished)

Base Cost	2176	45,413	27,248
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Deck

Composite	320	5,126	3,076
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Totals:	245,190	147,113
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Notes:

Parcel Number: 45-006-122-058-20

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 242,736

2022 Est. T.C.V. 006-122-058-20	=	430,598
Est. TCV/Total Floor Area = 373.78		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
201,900 201,900 201,900	105,004	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 13,400 0	0	3,465 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
215,300 215,300 215,300	108,469	108,469 108,469

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45-006-122-060-00	2022 Est. T.C.V.	VULGAMOTT SCHEMM TRUST
Property Class: 401		5765 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
148 Actual Front Feet, 0.67 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1000	0	0
D/W/P: Flagstone/Sand	18.18	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = 1181 SF Floor Area = 1443 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,049		
1 Story	Siding	Crawl Space	132		
		Total:		165,458	140,641

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
Separate Shower	1	1,176	1,000

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WPP	295	4,381	3,724
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Deck

Treated Wood	172	3,242	2,756
Treated Wood	55	1,610	1,368

Garages

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

Base Cost	317	12,908	10,972
Common Wall: 1 Wall	1	-1,920	-1,632
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
Sauna	1	5,746	4,884

Fireplaces

Prefab 2 Story	1	2,742	2,331
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Totals: 212,741 180,832

Notes: 2018 ADDITION

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 298,373

Parcel Number: 45-006-122-060-00

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2022	Est. T.C.V.	006-122-060-00	=	410,873		
Est. TCV/Total Floor Area = 284.74, Most recent sale 07/28/2006 for 360,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	189,000	189,000	189,000	182,114	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	6,009	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	205,400	205,400	205,400	188,123	188,123	0

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45-006-122-062-00	2022 Est. T.C.V.	RICHARDSON JESSIE
Property Class: 401		5808 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value B> GROUP B 100K					100000	100		100,000
132 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.13	168	50	1,019
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,519

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1951

(11) Heating System: Electric Baseboard
Ground Area = 799 SF Floor Area = 999 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	799		
Total:				94,073	51,739

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,064	585	

Water/Sewer				
1000 Gal Septic	1	3,937	2,165	
Water Well, 100 Feet	1	4,880	2,684	

Built-Ins				
Appliance Allow.	1	1,673	920	

Porches				
CPP	20	457	251	

Deck				
w/Roof (Roof portion)	330	3,977	2,187	

Totals: 110,061 60,531

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 99,875

2022 Est. T.C.V. 006-122-062-00 = 202,394

Est. TCV/Total Floor Area = 202.60, Most recent sale 12/21/2007 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,700	95,700	95,700	86,666	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	2,859	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,200	101,200	101,200	89,525	89,525	0

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45-006-122-064-00	2022 Est. T.C.V.	THATCHER WATT BECKY LIVING TRUST
Property Class: 401		5795 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LAKE ST BY LK M	100.00	112.42	0.8723	1.0000	1200	100	LOCATION	104,676	
LAKE ST BY LK M	98.00	112.42	0.8723	1.0000	1200	50	SURPLUS: ZONING 100 FT	51,291	
198 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			155,968	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	375	0	0
D/W/P: Crushed Rock	1.96	504	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 1969

(11) Heating System: Wall Furnace

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	144		
Total:				40,415	14,145

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	647	226
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Water/Sewer

1000 Gal Septic	1	3,689	1,291
Water Well, 100 Feet	1	4,764	1,667

Deck

Treated Wood	156	2,911	1,019
Treated Wood	192	3,333	1,167

Garages

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

Base Cost	336	13,403	4,691
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Class: C Exterior: Pole (Unfinished)

Base Cost	960	21,043	7,365
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Built-Ins

Appliance Allow.	1	1,418	496
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Totals: 91,623 32,067

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 0.700 => TCV: 22,447

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1218 SF Floor Area = 2436 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Parcel Number: 45-006-122-064-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	774		
2 Story	Siding	Crawl Space	444		
Total:				227,505	147,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	105	2,575	1,674
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Deck

Treated Wood	162	3,120	2,028
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Garages

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

Base Cost	517	19,967	12,979
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 2 Story	1	2,742	1,782
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Totals:	266,963	173,525
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Notes: HOUSE. RETAIL AREA IN COMMERC

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV:	286,316
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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1925

Description of Occupancy: ENCLOSED FRONT GLASS PORCH

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 148

Base Rate for Upper Floors = 95.43

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.80 100%

Adjusted Square Foot Cost for Upper Floors = 113.23

Total Floor Area: 1,123	Base Cost New of Upper Floors =	127,157
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Reproduction/Replacement Cost =	127,157
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Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost =	80,109
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Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI6/STO/BASS/AVG/GREOCGA	70.86	232	1.00	71	11,672

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 151,439

Replacement Cost/Floor Area= 127.87 Est. TCV/Floor Area= 134.85

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1990

Description of Occupancy: FABRICATION BLDG

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

Parcel Number: 45-006-122-064-00

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 64

Base Rate for Upper Floors = 35.95

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.65 100%
Adjusted Square Foot Cost for Upper Floors = 39.60

Total Floor Area: 232 Base Cost New of Upper Floors = 9,188

Reproduction/Replacement Cost = 9,188
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 4,043

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

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

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

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 2 = 6,670
Replacement Cost/Floor Area= 39.60 Est. TCV/Floor Area= 28.75

Total Estimated True Cash Value of Commercial/Industrial Buildings = 158,109

2022 Est. T.C.V. 006-122-064-00 = 627,840

Est. TCV/Total Floor Area = 134.87, Most recent sale 07/23/1991 for 55,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,200	288,200	288,200	187,246	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,700	0	0	6,179	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
313,900	313,900	313,900	193,425	193,425	0

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Valuation Report

DB: 2022Ga

45-006-122-066-00	2022 Est. T.C.V.	LAFARY WALTER I TRUST
Property Class: 401		5789 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
120 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.75	48	50	786
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,786

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1328 SF Floor Area = 2472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,208		
1 Story	Siding	Crawl Space	120		
1 Story	Siding	Overhang	540		
		Total:		274,276	233,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WSEP (1 Story)	288	11,485	9,762
WCP (1 Story)	216	7,281	6,189

Deck

Treated Wood	271	4,377	3,720
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Garages

Class: C Exterior: Pole (Finished)

Base Cost	720	22,234	18,899
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
Direct-Vented Gas	1	2,614	2,222

Totals: 344,563 292,875

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 483,244

2022 Est. T.C.V. 006-122-066-00 = 599,030

Parcel Number: 45-006-122-066-00

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Est. TCV/Total Floor Area = 242.33, Most recent sale 10/29/2002 for 132,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,900	272,900	272,900	257,319	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,600	0	0	8,491	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
299,500	299,500	299,500	265,810	265,810	265,810	

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Valuation Report

DB: 2022Ga

45-006-122-066-10	2022 Est. T.C.V.	DOMAN KENNETH
Property Class: 401		5761 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	784	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1976 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	986		
1 Story	Siding	Crawl Space	470		
1 Story	Siding	Overhang	27		
		Total:		271,855	258,263

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	2	11,822	11,231
Separate Shower	1	2,394	2,274

Water/Sewer

1000 Gal Septic	1	4,877	4,633
Water Well, 100 Feet	1	5,403	5,133

Porches

WCP (1 Story)	295	11,240	10,678
WPP	378	7,076	6,722
WPP	78	2,876	2,732
WPP	8	412	391

Garages

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

Base Cost	784	23,998	22,798
Door Opener	1	473	449
No Concrete Floor	784	-4,508	-4,283

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
Direct-Vented Gas	1	3,805	3,615

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 353,214 335,702

Notes:

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-122-066-10

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 553,909

2022 Est. T.C.V. 006-122-066-10 = 668,909

Est. TCV/Total Floor Area = 338.52, Most recent sale 12/05/2014 for 465,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,400	281,400	281,400	264,807	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
25,400	27,700	0	25,400	8,738	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
334,500	334,500	334,500	298,945	298,945	0	

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Valuation Report

DB: 2022Ga

45-006-122-068-00	2022 Est. T.C.V.	FEELEY MARY DIANE
Property Class: 201		5763 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	100			130,680
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 130,680

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 122
Overall Building Height: 12

Base Rate for Upper Floors = 108.28
Mezzanine 1 Open Base Rate = 41.63

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.18 100%
Adjusted Square Foot Cost for Upper Floors = 112.46

Total Floor Area: 858	Base Cost New of Upper Floors =	96,490
Mezzanine 1 Area: 215	Base Cost New of Mezzanine =	8,950

Reproduction/Replacement Cost =		105,440
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /50 /100/15.0	
Total Depreciated Cost =		15,816

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	22,142
Replacement Cost/Floor Area= 122.89	Est. TCV/Floor Area= 25.81	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 22,142

2022 Est. T.C.V. 006-122-068-00 = 152,822

Est. TCV/Total Floor Area = 178.11, Most recent sale 02/20/1997 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,600	91,600	91,600	78,430	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,200	0	0	-2,030	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,400	76,400	76,400	81,018	76,400	0	

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Valuation Report

DB: 2022Ga

45-006-122-068-10	2022 Est. T.C.V.	THATCHER WATT BECKY LIVING TRUST
Property Class: 201		5777 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	100			130,680
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 130,680

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

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 15 Perimeter: 116
Overall Building Height: 15

Base Rate for Upper Floors = 92.73
Mezzanine 1 Open Base Rate = 41.63

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.49 100%
Adjusted Square Foot Cost for Upper Floors = 116.22

Total Floor Area: 664	Base Cost New of Upper Floors =	77,170
Mezzanine 1 Area: 582	Base Cost New of Mezzanine =	24,229

Reproduction/Replacement Cost =		101,399
Eff.Age:22	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0	
Total Depreciated Cost =		57,797

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	80,916
Replacement Cost/Floor Area= 152.71	Est. TCV/Floor Area= 121.86	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 80,916

2022 Est. T.C.V. 006-122-068-10 = 211,596

Est. TCV/Total Floor Area = 318.67, Most recent sale 01/17/2001 for 87,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,900	117,900	117,900	101,855	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-12,100	0	0	3,361	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,800	105,800	105,800	105,216	105,216	0	

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DB: 2022Ga

45-006-122-068-20	2022 Est. T.C.V.	THATCHER WATT BECKY LIVING TRUST &
Property Class: 202		S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	66.00	165.00	1.0000	0.0000	0 100*	0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	100	130,680
* denotes lines that do not contribute to the total acreage calculation.						
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =						130,680

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/SOLPA/1 TTP/MET2A	1,225.00	2 100	2,450
Total Estimated Land Improvements True Cash Value =			2,450

2022 Est. T.C.V. 006-122-068-20 = 133,130

Est. TCV/Total Floor Area = 200.50, Most recent sale 07/31/1998 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,900	82,900	82,900	47,167	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-16,300	0	0	1,556	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,600	66,600	66,600	48,723	48,723	0

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Valuation Report

DB: 2022Ga

45-006-122-070-00	2022 Est. T.C.V.	BETHLEHEM LUTHERAN CHURCH
Property Class: 201		6012 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	132.00	165.00	1.0000	1.0000	0	100		0
2122 COMME \$12/SQFT		21780	SqFt	12.00000	100			261,360
132 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	261,360

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

Costs are taken from the Clubhouses cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 12 Perimeter: 267

Base Rate for Upper Floors = 123.69

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.23 100%
Adjusted Square Foot Cost for Upper Floors = 143.92

Total Floor Area: 2,758 Base Cost New of Upper Floors = 396,932

Reproduction/Replacement Cost = 396,932
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 186,558

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 261,181
Replacement Cost/Floor Area= 143.92 Est. TCV/Floor Area= 94.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 261,181

2022 Est. T.C.V. 006-122-070-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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Valuation Report

DB: 2022Ga

45-006-122-073-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		6394 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	300.00	1.0000	1.0000	0	100		0
2122 COMME \$8.00/SQFT		30013	SqFt	8.00000	100			240,103
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								240,103

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1938
Description of Occupancy: 50*68 GYM FLR

Costs are taken from the Schools - Gymnasiums cost schedules.

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

Class: D Quality: Average
Stories: 0 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 107.23

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.32 100%
Adjusted Square Foot Cost for Upper Floors = 123.55

Total Floor Area: 5,086	Base Cost New of Upper Floors =	628,375
	Reproduction/Replacement Cost =	628,375
Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /100/100/30.0	
	Total Depreciated Cost =	188,513

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	263,918
Replacement Cost/Floor Area= 123.55	Est. TCV/Floor Area= 51.89	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 263,918

2022 Est. T.C.V. 006-122-073-00	=	0				
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-122-074-00	2022 Est. T.C.V.	GA ARAGON INVESTMENTS LLC
Property Class: 201		5921 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	147.75	230.00	1.0000	1.0000	0	100	CORNER	0
2122 COMME \$12/SQFT			21369 SqFt	12.00000	125		CORNER SITE INFLUENCE	320,535
2122 COMME \$0/SQFT ROW			7590 SqFt	0.00000	100			0
2122 COMME \$0/SQFT ROW			4851 SqFt	0.00000	100			0
148 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	320,535

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1969

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 100
Overall Building Height: 8

Base Rate for Upper Floors = 79.56

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.92 100%
Adjusted Square Foot Cost for Upper Floors = 89.48

Total Floor Area: 576 Base Cost New of Upper Floors = 51,540

Reproduction/Replacement Cost = 51,540
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 25,770

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 36,078
Replacement Cost/Floor Area= 89.48 Est. TCV/Floor Area= 62.64

Total Estimated True Cash Value of Commercial/Industrial Buildings = 36,078

2022 Est. T.C.V. 006-122-074-00 = 356,613

Est. TCV/Total Floor Area = 619.12, Most recent sale 03/30/2020 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
204,400	204,400	204,400	204,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-26,100	0	0	-26,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,300	178,300	178,300	211,145	178,300	0	

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45-006-122-075-00	2022 Est. T.C.V.	CARLSON CONSTRUCTION INC
Property Class: 401		5851 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	88.00	219.00	1.0000	1.0000	1200	100		105,600
88 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	105,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	20	0	0
D/W/P: Crushed Rock	1.96	3500	0	0

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	100		100	0
SEPTIC TANK 1000 GAL	0.00	1	100		100	0
DRAIN FIELD	0.00	1	100		100	0
CONCRETE 4CU	2.75	20	100		100	55
Total Estimated Land Improvements True Cash Value =						55

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1539 SF Floor Area = 2043 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	579		
1 Story	Siding	Overhang	504		
		Total:		304,589	283,269

Other Additions/Adjustments

Exterior			
Stone Veneer	150	6,713	6,243

Plumbing			
Average Fixture(s)	2	5,734	5,333
3 Fixture Bath	1	9,044	8,411

Water/Sewer			
2000 Gal Septic	1	10,315	9,593
Water Well, 100 Feet	1	5,664	5,268

Porches			
WCP (1 Story)	69	4,753	4,420

Deck			
Treated Wood	28	1,220	1,135

Built-Ins			
Appliance Allow.	2	11,851	11,021

Fireplaces			
Raised Hearth	1	744	692
Direct-Vented Gas	1	4,560	4,241

Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good

Totals: 368,187 342,626

Notes: 2018 INTERIOR STAIRS TO 2ND FL STORAGE

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 565,333

2022 Est. T.C.V. 006-122-075-00 = 670,988

Est. TCV/Total Floor Area = 328.43, Most recent sale 10/16/2009 for 353,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
304,700	304,700	304,700	243,097	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,800	0	0	8,022	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
335,500	335,500	335,500	251,119	251,119	0	

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45-006-122-075-10	2022 Est. T.C.V.	EDWARDS ELIZABETH T
Property Class: 401		5873 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	222.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	200	0	0
Wood Frame	24.59	110	50	1,352
Wood Frame	21.34	200	50	2,134

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,986

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 2386 SF Floor Area = 3730 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,344		
1 Story	Siding	Crawl Space	1,042		
		Total:		353,204	211,970

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WPP	144	3,246	1,948
WPP	428	6,223	3,734
WGEP (1 Story)	78	7,048	4,229

Deck

Treated Wood	649	7,743	4,646
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Built-Ins

Appliance Allow.	2	4,787	2,872
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Fireplaces

Interior 2 Story	1	5,751	3,451
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Totals: 405,223 243,182

Notes: 2017 MIXED USE WINE TASTING ROOM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 401,250

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Wall/Floor Furnace

Ground Area = 974 SF Floor Area = 974 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	974		
			Total:	104,150	62,490

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	766

Deck					
Treated Wood			224	3,866	2,320

Built-Ins					
Appliance Allow.			1	2,394	1,436

Totals: 111,687 67,012

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 110,570

2022 Est. T.C.V. 006-122-075-10 = 637,806

Est. TCV/Total Floor Area = 135.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,600	309,600	309,600	202,270	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	6,674	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,900	318,900	318,900	208,944	208,944	158,797	

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45-006-122-076-00	2022 Est. T.C.V.	GA ARAGON INVESTMENTS LLC
Property Class: 201		6456 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	75.00	230.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		17250	SqFt	12.00000	100			207,000
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			207,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960
Description of Occupancy: WALL AC

Costs are taken from the Post Offices - Branch cost schedules.

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

Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 160
Overall Building Height: 8

Base Rate for Upper Floors = 113.80

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.96 100%
Adjusted Square Foot Cost for Upper Floors = 123.76

Total Floor Area: 1,375 Base Cost New of Upper Floors = 170,171

Reproduction/Replacement Cost = 170,171
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 114,015

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/RESSI/STRI/PAVACSA	2.52	5539	1.00	89	12,423
/CI3/PLUAW/WATW/AVG/46	28.35	100	1.00	89	2,523
/CI3/PLUAW/SEWD/2000L	3218.10	1	1.00	89	2,864

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 184,554
Replacement Cost/Floor Area= 138.31 Est. TCV/Floor Area= 134.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 184,554

2022 Est. T.C.V. 006-122-076-00 = 391,554

Est. TCV/Total Floor Area = 284.77, Most recent sale 02/24/2022 for 450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
190,800	190,800	190,800	93,441	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	3,083	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,800	195,800	195,800	96,524	96,524	0

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45-006-122-077-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 202		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 600/FF	89.00	115.00	1.0236	0.8754	600	100		47,850
4122 IN TO			1 SqFt	0.00000	100			0
89 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	47,850

2022 Est. T.C.V. 006-122-077-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-122-078-00	2022 Est. T.C.V.	HOPPER MICHAEL
Property Class: 201		6654 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	85.00	182.25	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		15491	SqFt	12.00000	100			185,895
* denotes lines that do not contribute to the total acreage calculation.								
85 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 185,895

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
D/W/P: Crushed Rock	1.80	500	97	873		
D/W/P: 4in Concrete	5.16	300	97	1,502		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 5	5,000.00	1	0	0		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	0		100	0
SEPTIC TANK 1000 GAL	0.00	1	0		100	0
DRAIN FIELD	0.00	1	0		100	0
Total Estimated Land Improvements True Cash Value =						2,375

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1940
Description of Occupancy: 1940

Costs are taken from the Office Buildings cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 9	Perimeter: 142

Base Rate for Upper Floors = 91.14

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.61 100%
Adjusted Square Foot Cost for Upper Floors = 116.75

Total Floor Area: 901	Base Cost New of Upper Floors =	105,192
	Reproduction/Replacement Cost =	105,192
Eff.Age:13	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /50 /100/100/36.0	
	Total Depreciated Cost =	37,869

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	53,017
Replacement Cost/Floor Area= 116.75	Est. TCV/Floor Area= 58.84	

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

Costs are taken from the Stores - Retail cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 9	Perimeter: 263

Base Rate for Upper Floors = 72.11

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.27 100%
Adjusted Square Foot Cost for Upper Floors = 90.38

Total Floor Area: 1,970	Base Cost New of Upper Floors =	178,048
	Reproduction/Replacement Cost =	178,048
Eff.Age:14	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0	
	Total Depreciated Cost =	124,634

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	174,487
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Replacement Cost/Floor Area= 90.38

Est. TCV/Floor Area= 88.57

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1940

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Low Cost

Total Floor Area: 450 # of Units: 1

Base Rate for Upper Floors = 51.77

(10) Heating system: Forced Air Furnace Cost/SqFt: 6.07 100%

Adjusted Square Foot Cost for Upper Floors = 57.84

Total Floor Area: 450 Base Cost New of Upper Floors = 26,029

Reproduction/Replacement Cost = 26,029

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 18,741

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
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(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1	Up	1222.86	1	1.000 1.000	1,223
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Total Cost of Lump-Sum Items = 1,223

Total Cost New = 1,223

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	13.49	50	1.00	50	337

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 26,709

Replacement Cost/Floor Area= 59.34 Est. TCV/Floor Area= 59.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 254,213

2022 Est. T.C.V. 006-122-078-00 = 442,483

Est. TCV/Total Floor Area = 133.24, Most recent sale 07/21/2017 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
230,200	230,200	230,200	222,722	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,000	0	0	-1,522	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
221,200	221,200	221,200	230,071	221,200	0

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45-006-122-078-10	2022 Est. T.C.V.	SYLVAN INN AB A2 LLC
Property Class: 201		6680 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	180.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$8.00/SQFT		23400	SqFt	8.00000	100			187,200
* denotes lines that do not contribute to the total acreage calculation.								
130 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 187,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	8.74	300	0	0		
D/W/P: Asphalt Paving	3.07	3640	0	0		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 10	10,000.00	1	50	5,000		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WOOD DECKS	5.25	1035	50	100		2,717
Total Estimated Land Improvements True Cash Value =						7,717

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 2352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,176		
Total:				295,309	253,965

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,617
2 Fixture Bath	1	3,960	3,406

Water/Sewer

2000 Gal Septic	1	9,576	8,235
Water Well, 100 Feet	1	5,403	4,647

Porches

WCP (1 Story)	48	3,282	2,823
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Deck

Treated Wood	168	3,385	2,911
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Built-Ins

Appliance Allow.	1	3,439	2,958
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Totals: 326,234 280,562

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 462,927

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1885

Costs are taken from the Lodges cost schedules.

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

Class: D Quality: Average
Stories: 2 Story Height: 8 Perimeter: 14

Base Rate for Upper Floors = 90.24

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Utility Basement Basement, Base Rate for Basement = 35.28
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 10.02 100%
(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.29 100%
Combined Heating System adjustment: 12.31 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 102.55
Adjusted Square Foot Cost for Basement = 35.28

Total Floor Area: 5,198 Base Cost New of Upper Floors = 533,055
Basement Area: 1,368 Base Cost New of Basement = 48,263

Reproduction/Replacement Cost = 581,318
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 366,230

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	1.72	99	1.00	50	85
WCP	3.26	648	1.00	50	1,056
/CI3/PLUAW/WATW/HIG/810	54.85	100	1.00	50	2,743
/CI3/PLUAW/SEWD/4000A	7742.86	1	1.00	50	3,871

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 523,579
Replacement Cost/Floor Area= 114.82 Est. TCV/Floor Area= 100.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 523,579

2022 Est. T.C.V. 006-122-078-10 = 1,181,423

Est. TCV/Total Floor Area = 156.48, Most recent sale 05/12/2021 for 1,565,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
513,500	513,500	513,500	500,513	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	77,200	0	0	90,187	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
590,700	590,700	590,700	517,029	590,700	0	

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45-006-122-079-01	2022 Est. T.C.V.	WARNES MICHAEL A & BIRD CYNTHIA ANN
Property Class: 401		5813 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4122 IN TO WESTERN OFF RES	53013	SqFt	1.50000	100			79,519
1.22 Total Acres						Total Est. Land Value =	79,519

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1978 SF Floor Area = 2506 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	538		
Total:				245,004	159,253

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck			
Treated Wood	560	7,039	4,575

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1280	26,714	17,364
Class: C Exterior: Pole (Unfinished)			
Base Cost	1280	26,714	17,364

Totals: 328,031 213,220

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 351,813

2022 Est. T.C.V. 006-122-079-01 = 432,832

Est. TCV/Total Floor Area = 172.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,100	197,100	197,100	148,738	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,300	0	4,908	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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216,400	216,400	216,400	153,646	153,646	153,646
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Valuation Report

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45-006-122-079-03	2022 Est. T.C.V.	COLGAN TRUST
Property Class: 402		S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value B> GROUP B 100K					100000 100	100,000
132 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =	100,000

2022 Est. T.C.V. 006-122-079-03 = 100,000

Est. TCV/Total Floor Area = 39.90, Most recent sale 01/25/2022 for 189,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	17,601	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
50,000		0	0	0	18,181	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	18,181	18,181	0

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Valuation Report

DB: 2022Ga

45-006-122-079-04	2022 Est. T.C.V.	BIRNSTEEL JOHN & LINDSEY COLGAN
Property Class: 402		S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value B> GROUP B 100K					100000 100	100,000
159 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =	100,000

2022 Est. T.C.V. 006-122-079-04 = 100,000

Est. TCV/Total Floor Area = 39.90, Most recent sale 01/25/2022 for 189,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	17,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
50,000		0	0	0	18,180	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	18,180	18,180	0

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Valuation Report

DB: 2022Ga

45-006-122-079-10	2022 Est. T.C.V.	WARNES DEBORAH ANN
Property Class: 401		5811 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	206.00	0.9708	1.0000	1200	100		116,490
LAKE ST BY LK M	16.00	206.00	0.9708	1.0000	1200	50	SURPLUS: ZONING 100 FT	9,319
116 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								125,809

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1440 SF Floor Area = 1936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	448		
1.5 Story	Siding	Crawl Space	992		
Total:				219,501	164,612

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck

Treated Wood w/Roof (Deck Portion)	186	3,415	2,561
Treated Wood w/Roof (Roof portion)	186	2,742	2,056

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	676	26,628	19,971
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	1	473	355
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	648	20,982	15,736

Built-Ins

Appliance Allow.	1	2,394	1,795
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Breezeways

Frame Wall	200	11,910	8,932
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Totals: 303,346 227,494

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 375,365

2022 Est. T.C.V. 006-122-079-10	=	506,174
Est. TCV/Total Floor Area = 261.45		
2021 Assessed	MBOR	S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-122-079-10

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2022	243,600	243,600	243,600	169,444	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	5,591	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	253,100	253,100	253,100	175,035	175,035	175,035

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DB: 2022Ga

45-006-122-079-20	2022 Est. T.C.V.	WARNES PAMELA
Property Class: 401		5815 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100		100,000
LAKE ST 600	16.00	206.00	1.0000	0.0000	600	100*	EASEMENT	0
* denotes lines that do not contribute to the total acreage calculation.								
70 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
			Total:	100,985	70,690

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	745	
Water/Sewer					
1000 Gal Septic		1	3,937	2,756	
Water Well, 100 Feet		1	4,880	3,416	

Garages

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

Base Cost	288	10,846	7,592
Common Wall: 1 Wall	1	-1,770	-1,239

Built-Ins

Appliance Allow.	1	1,673	1,171
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Porches

WPP	20	864	605
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Totals: 122,479 85,736

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 141,464

2022 Est. T.C.V. 006-122-079-20 = 242,964

Est. TCV/Total Floor Area = 245.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,700	113,700	113,700	66,314	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	2,188	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,500	121,500	121,500	68,502	68,502	68,502	

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Valuation Report

DB: 2022Ga

45-006-122-080-10	2022 Est. T.C.V.	EWING ROBERT A & STEPHANIE
Property Class: 201		6444 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	113.00	200.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		22608	SqFt	12.00000	100			271,292
* denotes lines that do not contribute to the total acreage calculation.								
113 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 271,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Fencing: Wd, Split, 2 Rail	12.44	100	97	1,207		
D/W/P: Asphalt Paving	2.29	4000	97	8,885		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
SEPTIC TANK 2000 GAL	0.00	1	29	100		0
DRAIN FIELD	0.00	1	29	100		0
Total Estimated Land Improvements True Cash Value =						10,092

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

Costs are taken from the Markets cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 282

Base Rate for Upper Floors = 58.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.28 100%
Adjusted Square Foot Cost for Upper Floors = 65.79

Total Floor Area: 4,178 Base Cost New of Upper Floors = 274,871

Reproduction/Replacement Cost = 274,871
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 129,189

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 180,865
Replacement Cost/Floor Area= 65.79 Est. TCV/Floor Area= 43.29

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 116

Base Rate for Upper Floors = 25.60

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 25.60

Total Floor Area: 816 Base Cost New of Upper Floors = 20,890

Reproduction/Replacement Cost = 20,890
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 11,281

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CONCRETE SIDE WALK	3.43	569	1.00	91	1,776
PATIO ROOF WITH COVER	3.26	569	1.00	91	1,688

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 20,642

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Replacement Cost/Floor Area= 30.27

Est. TCV/Floor Area= 25.30

Cost Estimates for Commercial/Industrial Building/Section: 3

Built 0

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 110

Base Rate for Upper Floors = 15.94

Adjusted Square Foot Cost for Upper Floors = 15.94

Total Floor Area: 763

Base Cost New of Upper Floors = 12,162

Reproduction/Replacement Cost = 12,162

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 4,257

ECF (2201 COMMERCIAL)

1.400 => TCV of Bldg: 3 = 5,959

Replacement Cost/Floor Area= 15.94

Est. TCV/Floor Area= 7.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 207,466

2022 Est. T.C.V. 006-122-080-10 = 488,850

Est. TCV/Total Floor Area = 84.91, Most recent sale 06/15/1990 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
244,900	244,900	244,900	223,594	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	7,378	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,400	244,400	244,400	230,972	230,972	0	

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Valuation Report

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45-006-122-081-00	2022 Est. T.C.V.	TOTEM SHOP PROPERTIES LLC
Property Class: 201		6521 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	103.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		13591	SqFt	12.00000	100			163,089
* denotes lines that do not contribute to the total acreage calculation.								
103 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 163,089

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.16	176	0	0
Wood Frame	16.02	288	50	2,307

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	68		100	0
SEPTIC TANK 1250 GAL	0.00	1	68		100	0
DRAIN FIELD	0.00	1	68		100	0
CONCRETE 4CU	2.75	176	62		100	300
Total Estimated Land Improvements True Cash Value =						5,107

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 322

Overall Building Height: 8

Base Rate for Upper Floors = 57.97

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.69 100%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.69 100%

Combined Heating System adjustment: 29.38 100%

Adjusted Square Foot Cost for Upper Floors = 87.35

Total Floor Area: 4,170 Base Cost New of Upper Floors = 364,249

Reproduction/Replacement Cost = 364,249

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

Total Depreciated Cost = 269,544

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PATIO /W ROOF	3.26	176	1.00	100	574
/CI16/YARI/RAIPD/50 S/DECSFPEA	16.28	264	1.00	100	4,298

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 384,183

Replacement Cost/Floor Area= 88.52 Est. TCV/Floor Area= 92.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 384,183

2022 Est. T.C.V. 006-122-081-00 = 552,379

Est. TCV/Total Floor Area = 132.46, Most recent sale 12/30/2014 for 442,448

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
276,600	276,600	276,600	266,068	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	8,780	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
276,200	276,200	276,200	274,848	274,848	0

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45-006-122-082-00	2022 Est. T.C.V.	OBERSCHULTE MARC H & DIANA D TRUST
Property Class: 201		6501 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	115.50	82.50	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$12/SQFT			9540 SqFt	12.00000	125		CORNER MAIN STREET	143,095
* denotes lines that do not contribute to the total acreage calculation.								
116 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 143,095

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.15	278	50	1,550
Wood Frame	18.89	120	50	1,133
Wood Frame	18.89	120	50	1,133

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	50		100	0
SEPTIC TANK 1000 GAL	0.00	1	50		100	0
DRAIN FIELD	0.00	1	50		100	0
WOOD DECKS	5.25	144	50		100	378
CONCRETE 4CU	2.75	7355	50		100	10,113
Total Estimated Land Improvements True Cash Value =						14,307

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950
Description of Occupancy: CRAWL - APT

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 338
Overall Building Height: 8

Base Rate for Upper Floors = 69.74
Mezzanine 1 Office Base Rate = 55.78

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.67 100%
Adjusted Square Foot Cost for Upper Floors = 87.41

Total Floor Area: 2,622 Base Cost New of Upper Floors = 229,189
Mezzanine 1 Area: 424 Base Cost New of Mezzanine = 23,651

Reproduction/Replacement Cost = 252,840
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 207,329

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	9.89	144	1.00	50	712
/CI3/ELE/GEN/5000A	5714.28	1	1.00	50	2,857

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 302,257
Replacement Cost/Floor Area= 101.06 Est. TCV/Floor Area= 115.28

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: 2ND FLOOR

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Low Cost
Total Floor Area: 424 # of Units: 2

Base Rate for Upper Floors = 51.77

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(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 13.52 100%
Adjusted Square Foot Cost for Upper Floors = 65.29

Total Floor Area: 424 Base Cost New of Upper Floors = 27,683

Reproduction/Replacement Cost = 27,683

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0

Total Depreciated Cost = 22,977

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 32,168

Replacement Cost/Floor Area= 65.29 Est. TCV/Floor Area= 75.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 334,425

2022 Est. T.C.V. 006-122-082-00 = 491,827

Est. TCV/Total Floor Area = 161.47, Most recent sale 06/23/2004 for 0

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

246,600 246,600 246,600 230,158 3.30

2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 -700 0 0 7,595 0

2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

245,900 245,900 245,900 237,753 237,753 0

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45-006-122-083-00	2022 Est. T.C.V.	SISU OF SLEEPING BEAR LLC
Property Class: 201		5972 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	40.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		23141	SqFt	12.00000	100			277,696
* denotes lines that do not contribute to the total acreage calculation.								
140 Actual Front Feet, 0.53 Total Acres					Total Est. Land Value =			277,696

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1892
Description of Occupancy: WITH APT UPSTAIRS

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 2 Story Height: 14 Perimeter: 246
Overall Building Height: 20

Base Rate for Upper Floors = 72.01

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.98 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 8.98 100%
Combined Heating System adjustment: 17.96 100%
Adjusted Square Foot Cost for Upper Floors = 89.97

Total Floor Area: 4,896 Base Cost New of Upper Floors = 440,493
Reproduction/Replacement Cost = 440,493
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /70 /100/100/36.4
Total Depreciated Cost = 160,339

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI3/PLUAW/WATW/LOW/46	18.29	100	1.00	50	915
/CI3/PLUAW/SEWD/1000L	1542.85	1	1.00	50	771

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 226,836
Replacement Cost/Floor Area= 90.66 Est. TCV/Floor Area= 46.33

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1930
Description of Occupancy: 5978 S LAKE ST. - RETAIL SHED

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 67

Base Rate for Upper Floors = 17.76

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 17.76

Total Floor Area: 448 Base Cost New of Upper Floors = 7,956
Reproduction/Replacement Cost = 7,956
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 5,251

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 7,351
Replacement Cost/Floor Area= 17.76 Est. TCV/Floor Area= 16.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 234,187

2022 Est. T.C.V. 006-122-083-00 = 511,883

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Est. TCV/Total Floor Area = 95.79, Most recent sale 12/16/2005 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,600	278,600	278,600	238,479	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-22,700	0	0	7,869	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,900	255,900	255,900	246,348	246,348	0	

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Valuation Report

DB: 2022Ga

45-006-122-085-00	2022 Est. T.C.V.	LAKESHORE INN LLC
Property Class: 201		5793 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	32.00	165.00	1.0000	0.0000	0	100*	SURPLUS: ZONING 100'	0
2122 COMME \$12/SQFT		19140	SqFt	12.00000	100			229,680
2122 COMME \$1.25/SQFT		2640	SqFt	1.25000	100			3,300
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value = 232,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	895	97	1,988
D/W/P: 3.5 Concrete	4.92	184	97	878

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	95		100	0
SEPTIC TANK 1000 GAL	0.00	1	95		100	0
SEPTIC TANK 2000 GAL	0.00	1	95		100	0
DRAIN FIELD	0.00	1	95		100	0
Total Estimated Land Improvements True Cash Value =						7,866

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988

Description of Occupancy: 12 UNITS + MGR UNIT

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Fair

Total Floor Area: 4428 # of Units: 12

Base Rate for Upper Floors = 79.22

Utility Basement Basement, Base Rate for Basement = 36.27

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 6.96 100%

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 6.96 100%

Combined Heating System adjustment: 13.92 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.22

Adjusted Square Foot Cost for Upper Floors = 93.14

Adjusted Square Foot Cost for Basement = 44.49

Total Floor Area: 4,428 Base Cost New of Upper Floors = 412,424

Basement Area: 784 Base Cost New of Basement = 34,880

Reproduction/Replacement Cost = 447,304

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0

Total Depreciated Cost = 308,640

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WATER SOFTNER	1314.29	2	1.00	69	1,814

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 434,635

Replacement Cost/Floor Area= 101.61 Est. TCV/Floor Area= 98.16

Total Estimated True Cash Value of Commercial/Industrial Buildings = 434,635

2022 Est. T.C.V. 006-122-085-00 = 675,481

Est. TCV/Total Floor Area = 152.55, Most recent sale 07/06/2015 for 1,000,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
343,900	343,900	343,900	299,749	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,200	0	0	9,891	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	337,700	337,700	337,700	309,640	309,640	0

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Valuation Report

DB: 2022Ga

45-006-122-086-00	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 201		5915 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	98.00	165.00	1.0000	0.0000	0	100*	EXCESS	0
2122 COMME 9.30PSF			32670 SqFt	9.30000	100			303,831
* denotes lines that do not contribute to the total acreage calculation.								
198 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								303,831

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.16	11482	50	29,623
D/W/P: Asphalt Paving	2.29	17872	50	20,463
Wood Frame	16.52	216	100	3,568
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
SEPTIC TANK 2000 GAL	0.00	2	0 100	0
DRAIN FIELD	0.00	1	0 100	0
CONCRETE 4CU	2.75	11482	0 100	0
Total Estimated Land Improvements True Cash Value =				56,154

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988
Description of Occupancy: 40'X96' EAST BLDG

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 272
Overall Building Height: 8

Base Rate for Upper Floors = 56.60

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.34 100%
Adjusted Square Foot Cost for Upper Floors = 70.94

Total Floor Area: 3,840	Base Cost New of Upper Floors =	272,410
	Reproduction/Replacement Cost =	272,410
Eff.Age:12	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0	
	Total Depreciated Cost =	201,583

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PATIO ROOF WBCL	3.26	786	1.00	100	2,562
ECF (2201 COMMERCIAL)	1.400 =>	TCV of Bldg: 1	=		285,804
Replacement Cost/Floor Area= 71.61		Est. TCV/Floor Area= 74.43			

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: 50'X96' NORTH BLDG

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 292

Base Rate for Upper Floors = 54.28

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.75 100%
Adjusted Square Foot Cost for Upper Floors = 68.03

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Total Floor Area: 4,800 Base Cost New of Upper Floors = 326,544

Reproduction/Replacement Cost = 326,544

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

Total Depreciated Cost = 241,643

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SOLAR ARRAY	65412.58	1	1.00	96	62,796

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 426,214
Replacement Cost/Floor Area= 81.66 Est. TCV/Floor Area= 88.79Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: SOUTH BLDG

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 356

Base Rate for Upper Floors = 54.62

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.84 100%
Adjusted Square Foot Cost for Upper Floors = 68.46

Total Floor Area: 5,714 Base Cost New of Upper Floors = 391,181

Reproduction/Replacement Cost = 391,181

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

Total Depreciated Cost = 289,474

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 405,264
Replacement Cost/Floor Area= 68.46 Est. TCV/Floor Area= 70.92Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: LAND IMPROVEMENTS-2021

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 36.08

Adjusted Square Foot Cost for Upper Floors = 36.08

Total Floor Area: 216 Base Cost New of Upper Floors = 7,793

Reproduction/Replacement Cost = 7,793

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0

Total Depreciated Cost = 7,793

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 10,910
Replacement Cost/Floor Area= 36.08 Est. TCV/Floor Area= 50.51

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,128,192

2022 Est. T.C.V. 006-122-086-00 = 1,488,177

Est. TCV/Total Floor Area = 102.14, Most recent sale 04/15/2020 for 1,000,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
719,700	719,700	719,700	719,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	23,750	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
744,100	744,100	744,100	743,450	743,450	0	

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Valuation Report

DB: 2022Ga

45-006-122-087-00	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 201		6026 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		18165	SqFt	12.00000	100			217,974
* denotes lines that do not contribute to the total acreage calculation.								
110 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 217,974

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.80	634	50	570
D/W/P: 3.5 Concrete	4.92	390	50	959
Wood Frame	19.92	96	97	1,855
Wood Frame	15.24	601	97	8,884

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	0	100		0
SEPTIC TANK 1000 GAL	0.00	1	0	100		0
DRAIN FIELD	0.00	1	0	100		0
Total Estimated Land Improvements True Cash Value =						22,268

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

Description of Occupancy: CAFE

Costs are taken from the Restaurants cost schedules.

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

Class: D Quality: Average

Stories: 2 Story Height: 16 Perimeter: 229

Overall Building Height: 16

Base Rate for Upper Floors = 162.91

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.96 100%

Adjusted Square Foot Cost for Upper Floors = 183.87

Total Floor Area: 3,550 Base Cost New of Upper Floors = 652,739

Reproduction/Replacement Cost = 652,739

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0

Total Depreciated Cost = 450,390

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WOOD COVER WALK	3.26	384	1.00	97	1,214

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 632,245

Replacement Cost/Floor Area= 184.22 Est. TCV/Floor Area= 178.10

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2003

Description of Occupancy: PACKAGED CHERRY PRODUCTS STORE

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 16 Perimeter: 140

Overall Building Height: 16

Base Rate for Upper Floors = 87.50

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.32 100%

Adjusted Square Foot Cost for Upper Floors = 103.82

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Base Cost New of Upper Floors = 238,371

Reproduction/Replacement Cost = 238,371
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 169,243

1.400 => TCV of Bldg: 2 = 236,941

Replacement Cost/Floor Area= 103.82 Est. TCV/Floor Area= 103.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 869,186

2022 Est. T.C.V. 006-122-087-00 = 1,109,428

Est. TCV/Total Floor Area = 189.78, Most recent sale 03/31/1994 for 100,000

2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	536,500	536,500	536,500	416,758	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	13,753	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	554,700	554,700	554,700	430,511	430,511	0

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	13,753	0

2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	554,700	554,700	554,700	430,511	430,511	0

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DB: 2022Ga

45-006-122-088-00	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 201		6540 W STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	67.76	66.00	1.0000	0.0000	0	100*	NO DRAIN FIELD	0
2122 COMME \$12/SQFT			4487 SqFt	12.00000	100			53,840
* denotes lines that do not contribute to the total acreage calculation.								
68 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 53,840

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	364	50	417
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,917

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988

Costs are taken from the Stores - Warehouse Showroom cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 144

Overall Building Height: 10

Base Rate for Upper Floors = 63.54

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.23 100%

Adjusted Square Foot Cost for Upper Floors = 67.77

Total Floor Area: 1,260	Base Cost New of Upper Floors =	85,390
	Reproduction/Replacement Cost =	85,390
Eff.Age:8	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0	
	Total Depreciated Cost =	61,481

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	86,073
Replacement Cost/Floor Area= 67.77	Est. TCV/Floor Area= 68.31	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 86,073

2022 Est. T.C.V. 006-122-088-00	=	142,830			
Est. TCV/Total Floor Area = 113.36, Most recent sale 03/15/2018 for 145,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,700	73,700	73,700	66,315	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	2,188	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,400	71,400	71,400	68,503	68,503	0

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DB: 2022Ga

45-006-122-088-10	2022 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 201		6546 W STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	118.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			7797 SqFt	12.00000	125		CORNER PARCEL INFLUENCE	116,959
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 116,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.28	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	91		100	0
SEPTIC TANK 2000 GAL	0.00	1	91		100	0
DRAIN FIELD	0.00	1	91		100	0
Total Estimated Land Improvements True Cash Value =						2,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 220
Overall Building Height: 8

Base Rate for Upper Floors = 77.62

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.82 100%
Adjusted Square Foot Cost for Upper Floors = 99.44

Total Floor Area: 2,200 Base Cost New of Upper Floors = 218,768

Reproduction/Replacement Cost = 218,768
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 170,639

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 238,895
Replacement Cost/Floor Area= 99.44 Est. TCV/Floor Area= 108.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 238,895

2022 Est. T.C.V. 006-122-088-10 = 358,354

Est. TCV/Total Floor Area = 162.89, Most recent sale 10/20/1997 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,400	181,400	181,400	158,444	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	5,228	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,200	179,200	179,200	163,672	163,672	0	

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45-006-122-089-00	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 202		S STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	33.00	412.50	1.0000	0.0000	0	100*		0
	75.00	109.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			5692 SqFt	12.00000	110		CNR LOCATION INFL NW CNR STATE & LAKE	75,134
2122 COMME \$6.00/SQFT			7920 SqFt	6.00000	100			47,520
* denotes lines that do not contribute to the total acreage calculation.								
108 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								122,654

2022 Est. T.C.V. 006-122-089-00 = 122,654

Est. TCV/Total Floor Area = 55.75, Most recent sale 06/01/1999 for 35,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,700	70,700	70,700	24,117	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,400	0	0	795	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,300	61,300	61,300	24,912	24,912	0

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45-006-122-089-10	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 201		6044 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	90.00	1.0000	0.0000	0	100*		0
	21.00	90.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			10890 SqFt	12.00000	125		CORNER PARCEL INFLUENCE	163,350
* denotes lines that do not contribute to the total acreage calculation.								
121 Actual Front Feet, 0.25 Total Acres								163,350
Total Est. Land Value =								163,350

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

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

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 9 Perimeter: 140

Overall Building Height: 8

Base Rate for Upper Floors = 96.83

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.06 100%

Adjusted Square Foot Cost for Upper Floors = 114.89

Total Floor Area: 1,089 Base Cost New of Upper Floors = 125,115

Reproduction/Replacement Cost = 125,115

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost = 110,101

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	9.26	84	1.00	100	778
WD TW COVERED	9.26	240	1.00	100	2,222
/CI3/PLUAW/WATW/AVG/46	27.43	1	1.00	100	27
/CI3/PLUAW/SEWD/2000A	3728.57	1	1.00	100	3,729
WD TW	9.26	350	1.00	100	3,241

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 168,137

Replacement Cost/Floor Area= 124.07 Est. TCV/Floor Area= 154.40

Total Estimated True Cash Value of Commercial/Industrial Buildings = 168,137

2022 Est. T.C.V. 006-122-089-10 = 341,487

Est. TCV/Total Floor Area = 313.58, Most recent sale 08/14/1997 for 82,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,500	182,500	182,500	69,482	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,800	0	0	2,292	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,700	170,700	170,700	71,774	71,774	0

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DB: 2022Ga

45-006-122-090-01	2022 Est. T.C.V.	MELVIN DARYL R & SHELLEY R TRUSTS
Property Class: 408		6698 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	98.08	805.67	0.9925	1.0925	15000	100		1,595,169
98 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	1,595,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,954

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 936 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	936		
			Total:	168,602	118,019

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

2000 Gal Septic	1	8,364	5,855
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	93	3,978	2,785
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Deck

Treated Wood	640	7,680	5,376
Treated Wood	47	1,486	1,040
Treated Wood	93	2,132	1,492

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Wood Stove	1	2,208	1,546
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	25,044	17,531
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 235,210 165,545

Notes: 2016 MOVED ONTO NEW FOUNDATION AT FRONT OF LOT

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 331,090

2022 Est. T.C.V. 006-122-090-01 = 1,929,213
Est. TCV/Total Floor Area = 1374.08, Most recent sale 10/01/1987 for 100,000

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,021,700	1,021,700	1,021,700	308,035	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,200	-63,300	0	6,200	10,165	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
964,600	964,600	964,600	324,400	324,400	0	

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45-006-122-090-10	2022 Est. T.C.V.	KO LAKE STREET LLC
Property Class: 408		6716 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	98.32	770.87	0.9917	1.0781	15000	100		1,576,745
98 Actual Front Feet,	1.74	Total Acres			Total Est.	Land Value =		1,576,745

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1290 SF Floor Area = 1290 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
			Total:	144,787	94,113

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	324	4,918	3,197
Treated Wood	732	8,228	5,348

Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 172,014 111,810

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 223,620

2022 Est. T.C.V. 006-122-090-10 = 1,807,865

Est. TCV/Total Floor Area = 1401.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
961,800	961,800	961,800	607,143	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-57,900	0	0	20,035	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
903,900	903,900	903,900	627,178	627,178	0	

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45-006-122-091-00	2022 Est. T.C.V.	WAGGONER ERIC D & SAMINA M
Property Class: 402		S FOREST HAVEN DR
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

		* Factors *		IRREG SHAPE-BACK OFF RD			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
RURAL RD 100K/F	100.00	373.75	1.0000	0.9746	1000	100	
100 Actual Front Feet,	0.86	Total Acres			Total Est. Land Value =		

2022 Est. T.C.V. 006-122-091-00 = 97,462

Est. TCV/Total Floor Area = 75.55, Most recent sale 12/17/2020 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	-1,300	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,700	48,700	48,700	51,650	48,700	0

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45-006-122-092-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	638.40	1.0000	1.0391	500	100		51,955
4203 DAY F AVG	3.75		2 SqFt	3.75000	100			6
100 Actual Front Feet, 1.47 Total Acres							Total Est. Land Value =	51,961

2022 Est. T.C.V. 006-122-092-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-122-093-00	2022 Est. T.C.V.	MARTIN JOHN E TRUST
Property Class: 201		6404 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	116.75	315.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		36765	SqFt	12.00000	100			441,176
* denotes lines that do not contribute to the total acreage calculation.								
117 Actual Front Feet, 0.84 Total Acres								Total Est. Land Value = 441,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	10140	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

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

Costs are taken from the Shopping Centers - Neighborhood cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 212

Base Rate for Upper Floors = 73.81

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.58 100%
Adjusted Square Foot Cost for Upper Floors = 89.39

Total Floor Area: 2,304 Base Cost New of Upper Floors = 205,955

Reproduction/Replacement Cost = 205,955
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /70 /100/100/46.2
Total Depreciated Cost = 95,151

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI6/STO/BASS/LOWC/WOOT	20.46	220	1.00	100	4,501

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 139,513
Replacement Cost/Floor Area= 91.34 Est. TCV/Floor Area= 60.55

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

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 200

Base Rate for Upper Floors = 59.86

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.17 100%
Adjusted Square Foot Cost for Upper Floors = 75.03

Total Floor Area: 2,352 Base Cost New of Upper Floors = 176,470

Reproduction/Replacement Cost = 176,470
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /70 /100/100/54.6
Total Depreciated Cost = 96,353

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 134,894
Replacement Cost/Floor Area= 75.03 Est. TCV/Floor Area= 57.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 274,407

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2022	Est. T.C.V.	006-122-093-00	=	725,583		
Est. TCV/Total Floor Area = 155.84, Most recent sale 01/31/2007 for 0						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	403,800	403,800	403,800	244,279	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-41,000	0	0	8,061	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	362,800	362,800	362,800	252,340	252,340	0

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45-006-122-094-00	2022 Est. T.C.V.	JBM PARTNERS INC
Property Class: 201		6410 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	80.00	200.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		16000	SqFt	12.00000	100			192,000

* denotes lines that do not contribute to the total acreage calculation.
80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 192,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955
Description of Occupancy: BI LEVEL BACK ROOM

Costs are taken from the Restaurants cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 320
Overall Building Height: 8

Base Rate for Upper Floors = 112.02

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.41 100%
Adjusted Square Foot Cost for Upper Floors = 126.43

Total Floor Area: 4,442 Base Cost New of Upper Floors = 561,602
Reproduction/Replacement Cost = 561,602
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 387,505

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
PORCH COVER	4.80	176	1.00	85	718
WALK IN BOX 32 - 60 DEGR	9628.57	1	1.00	85	8,184
	2342.86	1	1.00	69	1,617

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 557,234
Replacement Cost/Floor Area= 129.32 Est. TCV/Floor Area= 125.45

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1955

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 96
Overall Building Height: 8

Base Rate for Upper Floors = 89.70

(10) Heating system: Forced Air Furnace Cost/SqFt: 17.76 100%
Adjusted Square Foot Cost for Upper Floors = 107.46

Total Floor Area: 576 Base Cost New of Upper Floors = 61,897
Reproduction/Replacement Cost = 61,897
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 37,138

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 51,993
Replacement Cost/Floor Area= 107.46 Est. TCV/Floor Area= 90.27

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: APT/WAREHOUSE

Costs are taken from the Warehouses - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>

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Class: D Quality: Low Cost
Stories: 2 Story Height: 8 Perimeter: 96

Base Rate for Upper Floors = 39.77

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.58 100%
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.58 100%
 Combined Heating System adjustment: 11.16 100%

Adjusted Square Foot Cost for Upper Floors = 50.93

Total Floor Area: 576 Base Cost New of Upper Floors = 29,336

Reproduction/Replacement Cost = 29,336

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 15,841

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 22,178
Replacement Cost/Floor Area= 50.93 Est. TCV/Floor Area= 38.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 631,405

2022 Est. T.C.V. 006-122-094-00 = 823,405

Est. TCV/Total Floor Area = 147.19, Most recent sale 08/30/2005 for 774,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
403,100	403,100	403,100	389,477	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	12,852	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
411,700	411,700	411,700	402,329	402,329		0

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45-006-122-095-00	2022 Est. T.C.V.	JBM PARTNERS INC
Property Class: 202		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	33.00	645.15	1.0000	0.0000	0	100*	BACK LOT	0
2122 COMME \$12/SQFT		21285	SqFt	12.00000	25		BACK LOT=BEHIND WAG - KEY HOLE FRONTAGE	63,855
* denotes lines that do not contribute to the total acreage calculation.								
33 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value = 63,855

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	9500	50	11,875
Total Estimated Land Improvements True Cash Value =				11,875

2022 Est. T.C.V. 006-122-095-00 = 75,730

Est. TCV/Total Floor Area = 13.54, Most recent sale 08/30/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,400	45,400	45,400	17,434	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,500	0	0	575	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,900	37,900	37,900	18,009	18,009	0	

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45-006-122-096-00	2022 Est. T.C.V.	BOONE DOCKS INC
Property Class: 201		5858 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	263.00	1.0000	0.0000	0	125*	LOCATION CNR	0
	65.00	263.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			43386 SqFt	12.00000	125		CORNER M22&M109 DUAL STREET ACCESS	650,786
* denotes lines that do not contribute to the total acreage calculation.								
165 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 650,786

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.16	6600	50	17,028
D/W/P: Asphalt Paving	2.29	6476	50	7,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	4	100	40,000
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
WOOD DECKS	5.25	420	100 100	2,205
Total Estimated Land Improvements True Cash Value =				66,648

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1939
Description of Occupancy: REST & BAR

Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 376
Overall Building Height: 10

Base Rate for Upper Floors = 118.24

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.21 100%
Adjusted Square Foot Cost for Upper Floors = 133.45

Total Floor Area: 5,052 Base Cost New of Upper Floors = 674,189
Reproduction/Replacement Cost = 674,189
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /70 /100/100/37.8
Total Depreciated Cost = 254,843

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /70 /100/100/37.8
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	9.43	6422	1.00	50	30,280
ROOF	3.26	1229	1.00	50	2,003

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 401,977
Replacement Cost/Floor Area= 146.23 Est. TCV/Floor Area= 79.57

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

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 83.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.41 100%
Adjusted Square Foot Cost for Upper Floors = 93.92

Total Floor Area: 400 Base Cost New of Upper Floors = 37,568

Reproduction/Replacement Cost = 37,568
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 19,911

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 27,875
Replacement Cost/Floor Area= 93.92 Est. TCV/Floor Area= 69.69

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 150

Base Rate for Upper Floors = 93.48

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.66 100%
Adjusted Square Foot Cost for Upper Floors = 105.14

Total Floor Area: 588 Base Cost New of Upper Floors = 61,822

Reproduction/Replacement Cost = 61,822
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 32,766

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 45,872
Replacement Cost/Floor Area= 105.14 Est. TCV/Floor Area= 78.01

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 80

Base Rate for Upper Floors = 83.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.41 100%
Adjusted Square Foot Cost for Upper Floors = 93.92

Total Floor Area: 400 Base Cost New of Upper Floors = 37,568

Reproduction/Replacement Cost = 37,568
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 17,657

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 24,720
Replacement Cost/Floor Area= 93.92 Est. TCV/Floor Area= 61.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 500,444

2022 Est. T.C.V. 006-122-096-00 = 1,217,878

Est. TCV/Total Floor Area = 189.11

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	663,500	663,500	663,500	500,731	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-54,600	0	0	16,524	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	608,900	608,900	608,900	517,255	517,255	0

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45-006-122-096-10	2022 Est. T.C.V.	JMB MANAGEMENT TRUST
Property Class: 202		W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	100.00	165.00	1.0000	0.0000	0 100*	0
2122 COMME \$12/SQFT			13209	SqFt	12.00000	100 158,511
2122 COMME \$0/SQFT ROW			3300	SqFt	0.00000	100 0
* denotes lines that do not contribute to the total acreage calculation.						
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =						158,511

2022 Est. T.C.V. 006-122-096-10					=	158,511
Est. TCV/Total Floor Area = 24.61, Most recent sale 06/10/2021 for 190,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.	
99,100	99,100	99,100	43,738		3.30	
2022 New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	-19,800	0	0		35,562	0
2022 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
79,300	79,300	79,300	45,181		79,300	0

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45-006-122-097-00	2022 Est. T.C.V.	NORTHSUN LLC
Property Class: 201		6545 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	177.27	203.95	1.0000	0.0000	0	125*	CORNER	0
2122 COMME \$12/SQFT		36155	SqFt	12.00000	125		CORNER M22 & WESTERN AVE DUAL ST ACCESS	542,322
* denotes lines that do not contribute to the total acreage calculation.								
177 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 542,322

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.33	4550	50	12,126
D/W/P: 4in Concrete	5.33	5865	50	15,630
D/W/P: 4in Concrete	5.33	4550	50	12,126
D/W/P: Asphalt Paving	2.37	14356	50	17,012
Wood Frame	22.03	84	50	925

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 8"-10"	0.00	1	94		100	0
SEPTIC TANK 2000 GAL	0.00	1	94		100	0
DRAIN FIELD	0.00	1	94		100	0
ASPHALT	1.80	14356	0		100	0
Total Estimated Land Improvements True Cash Value =						57,819

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Description of Occupancy: GROCERY STORE

Costs are taken from the Markets cost schedules.

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

Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 489
Overall Building Height: 10

Base Rate for Upper Floors = 63.77

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.46 100%

Adjusted Square Foot Cost for Upper Floors = 77.23

Total Floor Area: 11,380 Base Cost New of Upper Floors = 878,877

Reproduction/Replacement Cost = 878,877

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 553,693

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
2" ASPHALT	1.48	72	1.00	100	107
PATIO ROOF	3.37	72	1.00	100	243
LIGHTING FIXTURES	64.95	2	0.96	100	125
WD TW	6.20	492	0.96	100	2,928
1" OF ASPHALT	0.35	72	0.96	100	24

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 786,967

Replacement Cost/Floor Area= 77.97 Est. TCV/Floor Area= 69.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 786,967

2022 Est. T.C.V. 006-122-097-00 = 1,387,108

Est. TCV/Total Floor Area = 121.89

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
719,800	719,800	719,800	665,496	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	-26,200	0	0	21,961	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
693,600	693,600	693,600	687,457	687,457	0

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45-006-122-098-00	2022 Est. T.C.V.	CEDARWING TRUST
Property Class: 401		5750 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	67.00	222.00	0.8685	1.0000	3200	100		186,204
B TYPE	13.00	222.00	0.8685	1.0000	3200	50	SURPLUS: ZONING 100 FT	18,065
80 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								204,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.95	21	50	356
Total Estimated Land Improvements True Cash Value =				356

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973

(11) Heating System: Electric Baseboard
Ground Area = 787 SF Floor Area = 1180 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	787		
Total:				114,912	73,544

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	817		
Water/Sewer					
1000 Gal Septic	1	4,209	2,694		
Water Well, 100 Feet	1	5,025	3,216		
Deck					
Treated Wood	458	6,165	3,946		
Treated Wood	84	2,017	1,291		
Built-Ins					
Appliance Allow.	1	2,394	1,532		
Fireplaces					
Interior 1 Story	1	4,619	2,956		
Totals:			140,618	89,996	

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 148,493

2022 Est. T.C.V. 006-122-098-00 = 353,117

Est. TCV/Total Floor Area = 299.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,400	168,400	168,400	91,165	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	3,008	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,600	176,600	176,600	94,173	94,173	0	

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45-006-122-098-10	2022 Est. T.C.V.	JACOB ED & ELSIE TRUST
Property Class: 401		5728 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	67.00	221.85	0.8685	1.0000	3200	100		186,204
B TYPE	13.00	221.85	0.8685	1.0000	3200	50	SURPLUS: ZOINING 100 ft	18,065
80 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								204,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
Total:				119,323	77,549

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	830

Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches			
WPP	492	7,139	4,640

Built-Ins			
Appliance Allow.	1	2,394	1,556

Fireplaces			
Interior 1 Story	1	4,619	3,002

Totals: 143,986 93,579

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 154,405

2022 Est. T.C.V. 006-122-098-10 = 361,173

Est. TCV/Total Floor Area = 295.08

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,100	172,100	172,100	71,870	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	2,371	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
180,600	180,600	180,600	74,241	74,241	0

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45-006-122-098-20	2022 Est. T.C.V.	WINOGRAD CAROL L REVOCABLE TRUST
Property Class: 408		5716 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LK MI "A"	15000	100.00	175.53	0.7307	0.6916	15000	100		758,039
LK MI "A"	15000	100.00	175.53	0.7307	0.6916	15000	100		758,039
LK MI "A"	15000	35.28	175.53	0.7307	0.6916	15000	50	SURPLUS: ZONING	133,730
235 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =									1,649,808

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 5 Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1852 SF Floor Area = 3241 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,852		
Total:				468,966	328,305

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,007
3 Fixture Bath	3	27,132	18,992
Separate Shower	1	2,749	1,924

Water/Sewer

1000 Gal Septic	1	5,290	3,703
Water Well, 100 Feet	1	5,664	3,965

Porches

WPP	49	2,450	1,715
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Deck

Pine w/Roof (Deck Portion)	98	1,936	910	*47% Good
Pine w/Roof (Roof portion)	98	2,289	1,076	
Treated Wood	1381	17,166	12,016	

Built-Ins

Appliance Allow.	1	5,926	4,148
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Fireplaces

Interior 2 Story	2	16,615	11,630
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Totals: 559,050 390,391

Notes: 5716

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 780,782

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 299 SF Floor Area = 299 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	299		
			Total:	46,594	32,616

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	2,867	2,007

Deck					
Treated Wood			80	2,161	1,513

Garages

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

Base Cost	910	42,588	29,812
Common Wall: 1 Wall	1	-2,751	-1,926
Door Opener	2	1,324	927

Built-Ins

Appliance Allow.	1	5,926	4,148
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Totals:	98,709	69,097
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Notes: D.G.WITH LIVING

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 138,194

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B -5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 995 SF Floor Area = 1781 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	995		
1 Story	Siding	Overhang	40		
			Total:	238,068	202,370

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	2,867	2,437
3 Fixture Bath			1	9,044	7,687
2 Fixture Bath			1	6,029	5,125

Porches

CCP (1 Story)	176	5,841	4,965
CPP	136	3,245	2,758

Built-Ins

Appliance Allow.	1	5,926	5,037
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Totals:	271,020	230,379
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Notes: 2008 GUEST HOUSE

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 460,758

2022 Est. T.C.V. 006-122-098-20 = 3,034,542

Est. TCV/Total Floor Area = 570.30, Most recent sale 01/21/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,642,000	1,642,000	1,642,000	713,372	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-124,700	0	0	23,541	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,517,300	1,517,300	1,517,300	736,913	736,913	0

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45-006-122-100-00	2022 Est. T.C.V.	IHME PROPERTIES LLC
Property Class: 401		5990 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP B 1100/FF	100.00	376.00	0.9787	0.9855	1100	100		106,101	
GROUP B 1100/FF	24.00	376.00	0.9787	0.9855	1100	50	SURPLUS: ZONING 100 FT	12,732	
124 Actual Front Feet, 1.07 Total Acres								Total Est. Land Value =	118,833

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Heat & Cool

Ground Area = 760 SF Floor Area = 760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	760		
Total:				92,738	60,280

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 105,643 68,668

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 113,302

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2020

Costs are taken from the Garages - Service/Repair Shed cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 18 Perimeter: 240

Base Rate for Upper Floors = 27.55

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.02 100%

Adjusted Square Foot Cost for Upper Floors = 31.57

Total Floor Area: 3,200 Base Cost New of Upper Floors = 101,024

Reproduction/Replacement Cost = 101,024

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 96,983

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

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

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Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
Total Cost New =						0
Architectural Multiplier: 0.00						
Reproduction/Replacement Cost =						0
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0					
Total Depreciated Cost =						0
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 =						160,022
Replacement Cost/Floor Area= 31.57						Est. TCV/Floor Area= 50.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 160,022

2022 Est. T.C.V. 006-122-100-00						=	393,657
Est. TCV/Total Floor Area = 99.41, Most recent sale 12/21/2016 for 179,335							
2021 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.		
171,400	171,400	171,400	171,400		3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,400	0	0	5,656	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
196,800	196,800	196,800	177,056	177,056	0		

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45-006-122-100-10	2022 Est. T.C.V.	MAY PAUL E & HURLIN KRISTIN J TRUST
Property Class: 401		5964 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP B 1100/FF	100.00	260.00	0.9704	0.9498	1100	100		101,393	
GROUP B 1100/FF	35.00	260.00	0.9704	0.9498	1100	50	SURPLUS: ZONING 100 FT	17,744	
135 Actual Front Feet, 0.81 Total Acres								Total Est. Land Value =	119,137

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	24.93	108	50	1,346
Wood Frame	22.08	103	50	1,137
Wood Frame	20.83	142	50	1,479
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				6,962

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1880

(11) Heating System: Forced Air w/ Ducts
Ground Area = 834 SF Floor Area = 1186 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	242		
1 Story	Siding	Basement	240		
2 Story	Siding	Basement	352		
Total:				126,589	82,281

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,064	692

Water/Sewer	1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet		1	4,880	3,172

Porches	CGEP (1 Story)	128	7,008	4,555
CGEP (1 Story)		176	8,730	5,674
WPP		192	3,439	2,235

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	442	14,246	9,260	
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	960	34,176	22,214	
Storage Over Garage	480	5,078	3,301	
No Concrete Floor	960	-5,069	-3,295	

Built-Ins

Appliance Allow.	1	1,673	1,087	
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Fireplaces

Wood Stove	1	1,859	1,208	
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Totals: 207,610 134,943

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 222,656

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014
Description of Occupancy: 2015 2 STORY RETAIL-RES STYLE

Costs are taken from the Stores - Discount cost schedules.

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

Class: D Quality: Average
Stories: 2 Story Height: 10 Perimeter: 138

Base Rate for Upper Floors = 80.09

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.53 100%
Adjusted Square Foot Cost for Upper Floors = 99.62

Total Floor Area: 1,900 Base Cost New of Upper Floors = 189,278

Reproduction/Replacement Cost = 189,278

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 155,208

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

Costs taken from Segregated Cost Section 3: Stores & Commercials

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 256,093

Replacement Cost/Floor Area= 99.62 Est. TCV/Floor Area= 134.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 256,093

2022 Est. T.C.V. 006-122-100-10 = 604,848

Est. TCV/Total Floor Area = 196.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
259,400	259,400	259,400	183,808	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,000	0	0	6,065	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
302,400	302,400	302,400	189,873	189,873	94,937

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45-006-122-101-00	2022 Est. T.C.V.	AMIDON PAMELA J TRUST
Property Class: 408		6734 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	98.48	811.64	0.9911	1.0949	15000	100		1,603,004
98 Actual Front Feet,	1.84	Total Acres			Total Est.	Land Value =		1,603,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	5000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2620 SF Floor Area = 5240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,620		
			Total:	677,540	542,030

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	347	10,788	8,630
CCP (1 Story)	168	5,599	4,479
CCP (1 Story)	168	5,599	4,479

Balcony

Wood Balcony	114	5,473	4,378
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Garages

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

Base Cost	956	52,064	41,651
Storage Over Garage	478	8,958	7,166
Common Wall: 1 Wall	1	-2,751	-2,201
Door Opener	1	662	530

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Interior 2 Story	1	8,308	6,646
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Totals: 810,075 648,056

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,296,112

2022 Est. T.C.V. 006-122-101-00 = 2,906,616
Est. TCV/Total Floor Area = 554.70, Most recent sale 12/06/1999 for 700,000

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,540,500	1,540,500	1,540,500	576,265	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-87,200	0	0	19,016	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,453,300	1,453,300	1,453,300	595,281	595,281	595,281	

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Valuation Report

DB: 2022Ga

45-006-122-101-05	2022 Est. T.C.V.	ALLDREDGE WILLIAM T & BARBARA TRUST
Property Class: 408		6764 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	710.26	0.9646	1.0519	15000	100	1,522,041
LK MI "A"	15000	6.41	710.26	0.9646	1.0519	15000	50 SURPLUS: ZONING 100' MIN	48,759
106 Actual Front Feet, 1.74 Total Acres Total Est. Land Value =								1,570,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	20.40	1500	0	0
D/W/P: Asphalt Paving	3.77	3000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1990

(11) Heating System: Heat Pump

Ground Area = 2010 SF Floor Area = 5027 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,320		
2.5 Story	Siding	Slab	690		
0.5 Story	Siding	Overhang	4		
			Total:	965,071	723,802

Other Additions/Adjustments

Recreation Room	1320	40,564	30,423
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Plumbing

Average Fixture(s)	1	3,547	2,660
3 Fixture Bath	1	11,172	8,379
2 Fixture Bath	2	14,896	11,172
Separate Shower	1	3,204	2,403

Water/Sewer

1000 Gal Septic	1	5,822	4,366
Water Well, 100 Feet	1	6,013	4,510

Porches

CGEP (1 Story)	96	12,439	9,329
WPP	93	3,801	2,851
CCP (1 Story)	14	1,035	776
WPP	1193	27,379	20,534

Balcony

Wood Balcony	89	4,833	3,625
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Garages

Class: A Exterior: Siding Foundation: 18 Inch (Finished)

Basement Garage: 2 Car	1	4,097	3,073
Door Opener	2	1,490	1,117

Built-Ins

Appliance Allow.	1	8,366	6,274
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Fireplaces

Exterior 2 Story	1	11,590	8,692
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals:	1,128,319	846,836
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,693,672

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls A Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,040		
			Total:	411,508	308,630

Other Additions/Adjustments

Exterior		
Stone Veneer	360	17,867 13,400

Plumbing		
Average Fixture(s)	1	3,547 2,660
3 Fixture Bath	1	-11,172 -8,379
2 Fixture Bath	1	7,448 5,586

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals:	432,198	324,747
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 649,494

2022 Est. T.C.V. 006-122-101-05 = 3,928,966

Est. TCV/Total Floor Area = 573.82, Most recent sale 05/15/1990 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,076,400	2,076,400	2,076,400	693,524	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-111,900	0	0	22,886	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,964,500	1,964,500	1,964,500	716,410	716,410	716,410

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Valuation Report

DB: 2022Ga

45-006-122-101-10	2022 Est. T.C.V.	FISK FAMILY TRUST
Property Class: 408		6750 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.10	800.70	0.9855	1.0904	15000	100		1,613,483
100 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =			1,613,483

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 1692 SF Floor Area = 2482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,468		
1.25 Story	Siding	Crawl Space	224		
		Total:		328,961	246,720

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WPP	230	5,290	3,967
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Deck

Treated Wood	414	6,119	4,589
Treated Wood	234	4,224	3,168

Garages

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

Base Cost	576	32,855	24,641
Storage Over Garage	144	2,239	1,679
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 413,401 310,798

Notes:

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Parcel Number: 45-006-122-101-10

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 621,596

2022 Est. T.C.V. 006-122-101-10 = 2,242,579
Est. TCV/Total Floor Area = 903.54, Most recent sale 07/15/2016 for 1,880,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.
1,163,000 1,163,000 1,163,000 992,238 3.30
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -41,700 0 0 32,743 0
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
1,121,300 1,121,300 1,121,300 1,024,981 1,024,981 1,024,981

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45-006-122-102-00	2022 Est. T.C.V.	BOONE DOCKS INC
Property Class: 202		5902 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
	92.00	300.00	1.0000	0.0000	0	100*	0
2122 COMME \$12/SQFT		27600	SqFt	12.00000	50	PARKING & SEWER-IRREG SHAPE	165,600
* denotes lines that do not contribute to the total acreage calculation.							
92 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =							165,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.33	35535	50	41,398
Total Estimated Land Improvements True Cash Value =				41,398

2022 Est. T.C.V. 006-122-102-00 = 206,998

Est. TCV/Total Floor Area = 83.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,500	122,500	122,500	94,829	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-19,000	0	0	3,129	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,500	103,500	103,500	97,958	97,958	0	

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45-006-122-102-10	2022 Est. T.C.V.	SMITH SPORTSMAN SHOP LLC
Property Class: 201		5914 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	60.00	133.74	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			8015 SqFt	12.00000	100			96,180
* denotes lines that do not contribute to the total acreage calculation.								
60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 96,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.92	440	50	1,082
D/W/P: Asphalt Paving	2.29	2970	50	3,400

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	0	100		0
SEPTIC TANK 1250 GAL	0.00	1	93	100		0
DRAIN FIELD	0.00	1	93	100		0
Total Estimated Land Improvements True Cash Value =						4,482

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 228
Overall Building Height: 8

Base Rate for Upper Floors = 80.40

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.99 100%
Adjusted Square Foot Cost for Upper Floors = 95.39

Total Floor Area: 2,976 Base Cost New of Upper Floors = 283,880

Reproduction/Replacement Cost = 283,880
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 153,295

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD TW	6.00	256	1.00	100	1,536
/CI11/RESL	0.44	100	1.00	100	44

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 216,825
Replacement Cost/Floor Area= 95.92 Est. TCV/Floor Area= 72.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 216,825

2022 Est. T.C.V. 006-122-102-10 = 317,487

Est. TCV/Total Floor Area = 106.68, Most recent sale 09/24/2003 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
159,400	159,400	159,400	127,291	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	4,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,700	158,700	158,700	131,491	131,491	0

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45-006-122-103-00	2022 Est. T.C.V.	THOMPSON STUART & DOROTHY ETAL
Property Class: 401		5926 S RAY ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP B 1100/FF	100.00	330.00	0.9726	0.9728	1100	100		104,073
GROUP B 1100/FF	32.00	330.00	0.9726	0.9728	1100	50	SURPLUS: ZONING 100 FT	16,652
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								120,725

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	1000	0	0
D/W/P: Patio Blocks	12.35	90	0	0
Wood Frame	18.59	248	50	2,305
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,805

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1900

(11) Heating System: Heat Pump

Ground Area = 1511 SF Floor Area = 1889 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	644		
1.25 Story	Siding	Crawl Space	867		
			Total:	181,113	111,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

2000 Gal Septic	1	7,891	4,735
Water Well, 100 Feet	1	4,880	2,928

Porches

WGEP (1 Story)	237	13,440	8,064
WPP	277	3,864	2,318

Deck

Treated Wood	89	2,035	1,221
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Wood Stove	2	3,718	2,231
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Carports

Aluminum	563	6,536	3,922
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Totals: 229,554 137,732

Notes: INN

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 227,258

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 45-006-122-103-00

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Ground Area = 449 SF Floor Area = 449 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	449		
Total:				46,144	27,687

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	638

Deck					
Treated Wood			95	2,103	1,262

Built-Ins					
Appliance Allow.			1	1,673	1,004

Totals:				50,984	30,591
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Notes: GRAMPAS

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 50,474

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988
Description of Occupancy: RETAIL SHOPE

Costs are taken from the Stores - Warehouse Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 127
Overall Building Height: 8

Base Rate for Upper Floors = 53.82

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.33 100%
Adjusted Square Foot Cost for Upper Floors = 64.15

Total Floor Area: 741 Base Cost New of Upper Floors = 47,535

				Reproduction/Replacement Cost =	47,535
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0			Total Depreciated Cost =	16,637

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 27,451
Replacement Cost/Floor Area= 64.15 Est. TCV/Floor Area= 37.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 27,451

2022 Est. T.C.V. 006-122-103-00 = 430,713

Est. TCV/Total Floor Area = 139.89, Most recent sale 10/10/1990 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,700	196,700	196,700	132,686	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,700	0	0	4,378	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,400	215,400	215,400	137,064	137,064	127,470	

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45-006-122-104-10	2022 Est. T.C.V.	LEELANAU CENTER FOR EDUCATION
Property Class: 202		W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			0.13 Acres		5000	100	CNR	670
		0.13	Total Acres				Total Est. Land Value =	670

2022 Est. T.C.V. 006-122-104-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-123-001-50	2022 Est. T.C.V.	GIETZEN GEORGIA & JEFFREY
Property Class: 401		5221 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

	* Factors *	3.73 COMBINED WITH 020-20
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value D> RIVER	\$110,000 110000 100	110,000
186 Actual Front Feet, 0.77 Total Acres	Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	27.95	80 50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 3597 SF Floor Area = 3597 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,597		
			Total:	430,706	258,472

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	3	12,059	7,235
Separate Shower	1	1,176	706

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	27	783	470
WPP	1701	23,321	13,993
CPP	22	532	319

Deck

Treated Wood	86	2,044	1,226
Treated Wood	356	5,230	3,138

Garages

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

Base Cost	497	23,309	13,985
Common Wall: 2 Wall	1	-4,647	-2,788
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	2	9,237	5,542
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 520,128 313,324

Notes: REMODEL 1991 & 1999 & 2018 DWELLING AREA TO GARAGE

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 516,985

2022 Est. T.C.V. 006-123-001-50 = 633,103

Est. TCV/Total Floor Area = 176.01, Most recent sale 07/31/2017 for 405,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,900	285,900	285,900	268,507	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,500	28,200	0	2,500	8,860	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
316,600	316,600	316,600	279,867	279,867	279,867	

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45-006-123-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 37	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
090 EXEMPT PARK		159.75 Acres		5000	100	798,750
		159.75 Total Acres			Total Est. Land Value =	798,750

2022 Est. T.C.V. 006-123-002-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-123-004-00	2022 Est. T.C.V.	MUSIL JOAN K
Property Class: 401		5384 W CRYSTAL VIEW RD
Map #: 37	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	147.00	0.8855	1.0000	1100	100		97,401
CRYSTL RVR 1100	50.00	147.00	0.8855	1.0000	1100	50	SURPLUS: ZONING 100 FT	24,350
150 Actual Front Feet, 0.51 Total Acres								
Total Est. Land Value =								121,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 828 SF Floor Area = 828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	828		
Total:				70,485	38,761

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	887	488

Water/Sewer	1000 Gal Septic	1	3,689	2,029
	Water Well, 100 Feet	1	4,764	2,620

Porches	CGEP (1 Story)	32	2,547	1,401

Garages	Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)	Common Wall: 1/2 Wall	1	-795	-437
	Base Cost		200	6,786	3,732

Built-Ins	Appliance Allow.	1	1,418	780

Totals: 89,781 49,374

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 81,467

2022 Est. T.C.V. 006-123-004-00 = 205,719

Est. TCV/Total Floor Area = 248.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,400	98,400	98,400	49,947	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	1,648	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,900	102,900	102,900	51,595	51,595	51,595

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45-006-123-009-00	2022 Est. T.C.V.	LEELANAU CENTER FOR EDUCATION
Property Class: 201		5233 S OLD HOMESTEAD RD
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2122 ACREAGE TABLE			18.600 Acres		46,129	100		858,000
		18.60	Total Acres		Total Est.		Land Value =	858,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 296

Base Rate for Upper Floors = 22.16

Adjusted Square Foot Cost for Upper Floors = 22.16

Total Floor Area: 4,900 Base Cost New of Upper Floors = 108,584

Reproduction/Replacement Cost = 108,584
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 38,004

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CIMS/DOC/LOADLP	14.52	156	1.00	100	2,265

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 56,377
Replacement Cost/Floor Area= 22.62 Est. TCV/Floor Area= 11.51

Total Estimated True Cash Value of Commercial/Industrial Buildings = 56,377

2022 Est. T.C.V. 006-123-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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DB: 2022Ga

45-006-123-009-05	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 402		W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value D> RIVER	\$110,000			110000	100	110,000
PARK		6.250 Acres			0 100	0
		6.25 Total Acres			Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-123-009-05 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/12/2003 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-123-009-10	2022 Est. T.C.V.	LEELANAU SCHOOLS & LIBRARY FOUNDATI
Property Class: 201		1 OLD HOMESTEAD RD
Map #: 38	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
IN TOWN	46.00	32.00	1.0000	1.0000	1500	100	
46 Actual Front Feet, 0.03 Total Acres					Total Est. Land Value =		69,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.01	1440	97	34,934
Total Estimated Land Improvements True Cash Value =				34,934

2022 Est. T.C.V. 006-123-009-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-123-009-20	2022 Est. T.C.V.	KARNER BARBARA R & ROBERT F TR
Property Class: 401		5229 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER		\$110,000			110000	100		110,000
150 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = 1648 SF Floor Area = 1648 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,108		
1 Story	Siding	Basement	540		
		Total:		208,861	156,659

Other Additions/Adjustments

Exterior				
Stone Veneer	80	2,627	1,970	

Plumbing				
3 Fixture Bath	1	4,020	3,015	

Water/Sewer				
1000 Gal Septic	1	4,209	3,157	
Water Well, 100 Feet	1	5,025	3,769	

Porches				
WGEP (1 Story)	211	13,588	10,191	

Deck				
Treated Wood	384	5,499	4,124	
Treated Wood	64	1,753	1,315	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	360	18,716	14,037	
Common Wall: 1 Wall	1	-2,324	-1,743	
Door Opener	1	473	355	

Built-Ins				
Appliance Allow.	1	2,394	1,795	

Fireplaces				
Interior 1 Story	1	4,619	3,464	

Carports				
Comp.Shingle	492	6,977	5,233	

Totals:		276,437	207,341	
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Notes:

Parcel Number: 45-006-123-009-20

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 342,113

2022 Est. T.C.V. 006-123-009-20 = 457,113

Est. TCV/Total Floor Area = 277.37, Most recent sale 10/03/1991 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	122,971	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	4,058	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,600	228,600	228,600	127,029	127,029	127,029	

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45-006-123-009-30	2022 Est. T.C.V.	HUESMANN L ROWELL REVOCABLE TRUST
Property Class: 401		5311 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000				110000	100		110,000
150 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	96	0	0
D/W/P: Asphalt Paving	3.12	1000	0	0
Wood Frame	31.93	100	50	1,596
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,596

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

(11) Heating System: Electric Baseboard
Ground Area = 1852 SF Floor Area = 1852 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,438		
1 Story	Siding	Crawl Space	363		
1 Story	Siding	Crawl Space	51		
		Total:		248,425	186,317

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Water/Sewer					
1000 Gal Septic		1	4,877	3,658	
Water Well, 100 Feet		1	5,403	4,052	

Porches					
WSEP (1 Story)		192	11,036	8,277	
CCP (1 Story)		23	1,201	901	

Deck					
Treated Wood		168	3,385	2,539	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 1 Story		1	5,984	4,488	

Totals: 297,452 223,087

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 368,094

2022 Est. T.C.V. 006-123-009-30 = 484,690

Est. TCV/Total Floor Area = 261.71, Most recent sale 08/18/2006 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,300	220,300	220,300	206,653	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
7,500	14,500	0	7,500	6,819	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
242,300	242,300	242,300	220,972	220,972	0

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45-006-123-009-40	2022 Est. T.C.V.	GO WITH THE FLOW REALTY LLC
Property Class: 401		5405 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	440.00	1.0000	1.0000	1100	100		110,000
100 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.24	88	50	1,506
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				2,931

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1969

(11) Heating System: Forced Hot Water
Ground Area = 1064 SF Floor Area = 2096 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,032		
1 Story	Siding	Piers	32		
		Total:		267,577	189,978

Other Additions/Adjustments

Exterior				
Stone Veneer	45	1,816	1,289	

Plumbing				
Average Fixture(s)	1	1,880	1,335	
3 Fixture Bath	2	11,822	8,394	

Water/Sewer				
1000 Gal Septic	1	4,877	3,463	
Water Well, 100 Feet	1	5,403	3,836	

Porches				
WCP (2 Story)	153	9,073	6,442	
WCP (1 Story)	57	3,727	2,646	

Deck				
Treated Wood	392	5,904	4,192	

Balcony				
Wood Balcony	32	1,377	978	

Built-Ins				
Appliance Allow.	2	6,878	4,883	

Fireplaces				
Interior 2 Story	1	7,349	5,218	
2nd on Same Stack	1	4,677	3,321	

Totals: 332,360 235,975

Notes: 1997 ADDITIONS 2ND FLOOR WITH KITCHEN & SMALL LOFT

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 389,359

2022 Est. T.C.V. 006-123-009-40 = 502,290
Est. TCV/Total Floor Area = 239.64, Most recent sale 05/03/2019 for 432,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	229,700		229,700	229,700	215,373	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		21,400	0	0	7,107	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,100		251,100	251,100	222,480	222,480	0

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45-006-123-009-50	2022 Est. T.C.V.	ANDERSON WILLIAM C & VICKI TR
Property Class: 401		5225 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000				110000	100		110,000
149 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Retaining Wall: Block, 6 in.	18.18	200	50	1,818
Retaining Wall: Block, 6 in.	18.18	49	50	445

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,263

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1760 SF Floor Area = 2662 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,760		
0.5 Story	Siding	Overhang	21		
0.5 Story	Siding	Overhang	22		
		Total:		317,223	237,916

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CGEP (1 Story)	229	15,606	11,704
WCP (1 Story)	46	3,187	2,390

Garages

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

Base Cost	560	32,211	24,158
Storage Over Garage	280	4,354	3,265
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 400,671 300,500

Notes: RESIDENCE

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 495,825

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 274 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.5 Story	Siding	Overhang	549		
			Total:	20,439	15,329

Other Additions/Adjustments

Exterior					
Stone Veneer			160	6,456	4,842

Plumbing					
Average Fixture(s)			1	1,880	1,410

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			732	38,935	29,201
Door Opener			2	1,182	886
			Totals:	68,892	51,668

Notes: D.G. W/ DWELLING ABOVE

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 85,252

2022 Est. T.C.V. 006-123-009-50 = 698,340

Est. TCV/Total Floor Area = 237.85, Most recent sale 08/21/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
334,400	334,400	334,400	142,213	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	4,693	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
349,200	349,200	349,200	146,906	146,906	0	

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45-006-123-010-00	2022 Est. T.C.V.	THE MILL GLEN ARBOR LLC
Property Class: 201		5454 W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

		* Factors *		338' X 347.964	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
2122 COMME	\$1.25/SQFT	117612	SqFt	1.25000	100
2.70 Total Acres					Total Est. Land Value =
					147,015

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1934

(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/60/100/100/33

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	632		
1 Story	Siding	Basement	96		
Total:				122,078	40,285

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	421
2 Fixture Bath	1	2,690	888

Water/Sewer

1000 Gal Septic	1	4,209	1,389
Water Well, 100 Feet	1	5,025	1,658

Porches

CGEP (1 Story)	72	5,252	1,733
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	406	15,111	4,987
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1193	33,201	10,956

Built-Ins

Appliance Allow.	1	2,394	790
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Fireplaces

Interior 2 Story	2	11,503	3,796
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Totals: 202,740 66,903

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 110,390

2022 Est. T.C.V. 006-123-010-00 = 258,905

Est. TCV/Total Floor Area = 247.99, Most recent sale 08/31/2021 for 420,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,800	134,800	134,800	134,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
129,500	0	134,800	0	-3,900	1,400
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,500	129,500	129,500	137,802	129,500	0

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45-006-123-012-00	2022 Est. T.C.V.	SHEFFERT LARY L & LISA S
Property Class: 401		5972 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD \$1000/	100.00	264.00	0.9047	0.9278	1000	100		83,940
RURAL RD \$1000/	65.00	264.00	0.9047	0.9278	1000	50	SURPLUS: ZONING 100 FT	27,281
165 Actual Front Feet,	1.00	Total Acres			Total Est.		Land Value =	111,221

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.14	40	50	343
D/W/P: Asphalt Paving	3.40	1248	0	0
D/W/P: 3.5 Concrete	7.12	155	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,843

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1909 SF Floor Area = 2864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,909		
			Total:	423,216	347,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,351
3 Fixture Bath	1	9,044	7,416

Water/Sewer

1000 Gal Septic	1	5,290	4,338
Water Well, 100 Feet	1	5,664	4,644

Porches

WCP (1 Story)	224	10,898	8,936
WSEP (1 Story)	272	16,459	13,496
WCP (1 Story)	293	12,640	10,365
CPP	25	757	621

Garages

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

Base Cost	768	47,670	39,089
Storage Over Garage	576	10,794	8,851
Door Opener	2	1,324	1,086

Built-Ins

Appliance Allow.	1	5,926	4,859
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Fireplaces

Prefab 2 Story	1	4,700	3,854
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Totals: 557,249 456,942

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 753,954

2022 Est. T.C.V. 006-123-012-00 = 873,018

Est. TCV/Total Floor Area = 304.82, Most recent sale 07/03/2019 for 829,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	407,400		407,400	407,400	388,159	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		29,100	0	0	12,809	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	436,500		436,500	436,500	400,968	400,968	0

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45-006-123-013-00	2022 Est. T.C.V.	ENSRUD EARL R REVOCABLE TRUST
Property Class: 401		5938 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RURAL RD \$1000/	100.00	313.38	0.9363	0.9520	1000	100		89,132	
RURAL RD \$1000/	39.00	313.38	0.9363	0.9520	1000	50	SURPLUS: ZONING 100 FT	17,381	
139 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =			106,513	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	140	0	0
Wood Frame	21.48	196	50	2,105
Wood Frame	29.75	68	50	1,011
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,616

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1910

(11) Heating System: Electric Baseboard

Ground Area = 912 SF Floor Area = 1482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/90/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	504		
1.5 Story	Siding	Crawl Space	132		
1 Story	Siding	Crawl Space	144		
1 Story	Siding	Crawl Space	132		
Total:				144,780	78,188

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	690
3 Fixture Bath	1	4,020	2,171

Water/Sewer

1000 Gal Septic	1	4,209	2,273
Water Well, 100 Feet	1	5,025	2,713

Deck

Treated Wood	72	1,851	1,000
Treated Wood	180	3,341	1,804

Built-Ins

Appliance Allow.	1	2,394	1,293
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Fireplaces

Interior 2 Story	1	5,751	3,106
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Totals: 172,648 93,238

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 153,843

2022 Est. T.C.V. 006-123-013-00 = 264,972

Est. TCV/Total Floor Area = 178.79

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,900	123,900	123,900	80,252	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,600	0	2,648	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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132,500	132,500	132,500	82,900	82,900	0

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45-006-123-014-00	2022 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
M22 HBR HWY 800	100.00	307.57	0.9719	0.9493	800	100			73,814
M22 HBR HWY 800	9.96	307.57	0.9719	0.9493	800	50	SURPLUS: ZONING 100 FT		3,676
110 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =									77,490

2022 Est. T.C.V. 006-123-014-00 = 77,490

Est. TCV/Total Floor Area = 52.29, Most recent sale 05/17/2005 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	26,853	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	886	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,700	38,700	38,700	27,739	27,739	0	

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45-006-123-014-05	2022 Est. T.C.V.	JACKSON POULETTE M
Property Class: 401		5572 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 800	100.00	387.68	1.0000	0.9829	800	100		78,630
100 Actual Front Feet,	0.89	Total Acres			Total Est. Land Value =			78,630

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 958 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	958		
1 Story	Siding	Overhang	92		
		Total:		171,744	163,157

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
2 Fixture Bath	1	2,690	2,555

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 50 Feet	1	2,324	2,208

Porches

WCP (1 Story)	200	6,946	6,599
WSEP (1 Story)	141	6,760	6,422
WPP	26	1,216	1,155

Deck

Treated Wood	49	1,507	1,432
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Garages

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

Base Cost	577	25,861	24,568
Common Wall: 1 Wall	1	-2,324	-2,208
Door Opener	1	473	449

Totals: 226,838 215,496

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 355,568

2022 Est. T.C.V. 006-123-014-05 = 434,198

Est. TCV/Total Floor Area = 283.98, Most recent sale 10/08/2004 for 118,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,600	197,600	197,600	178,216	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,500	0	5,881	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,100	217,100	217,100	184,097	184,097	184,097

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45-006-123-014-10	2022 Est. T.C.V.	HOLTROP PAUL C & TERESA G
Property Class: 401		5927 W BAY LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD \$1000/	100.00	203.08	0.8584	0.8920	1000	100		76,576
<Site Value F> SITE \$30000					30000	50	SURPLUS: ZONING WETLANDS	15,000
215 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								91,576

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	653	0	0
D/W/P: 3.5 Concrete	5.70	79	0	0
Wood Frame	21.11	225	50	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1520 SF Floor Area = 1520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,520		
Total:				175,558	166,786

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	1	4,020	3,819

Water/Sewer

1000 Gal Septic	1	4,209	3,999
Water Well, 50 Feet	1	2,324	2,208

Porches

WCP (1 Story)	107	4,348	4,131
WPP	191	3,849	3,657
WPP	204	3,976	3,777

Garages

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

Base Cost	609	26,851	25,508
Common Wall: 1.5 Wall	1	-3,485	-3,311
Door Opener	1	473	449

Built-Ins

Appliance Allow.	1	2,394	2,274
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Fireplaces

Prefab 1 Story	1	2,242	2,130
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals: 228,037 216,641

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 357,458

2022 Est. T.C.V. 006-123-014-10 = 451,409
Est. TCV/Total Floor Area = 296.98, Most recent sale 10/12/2007 for 0
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	207,600	207,600	207,600	203,712	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	6,722	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	225,700	225,700	225,700	210,434	210,434	0

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45-006-123-017-00	2022 Est. T.C.V.	HEGGEN & THARP & LONGYEAR TRUSTS
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP A 1100/FF1000.00	87.10	1.0000	0.0000	1100	100*			0
ACREAGE TABLE 4127			7.120 Acres	46,180	100			328,800
* denotes lines that do not contribute to the total acreage calculation.								
1000 Actual Front Feet, 7.12 Total Acres Total Est. Land Value =								328,800

2022 Est. T.C.V. 006-123-017-00	=	328,800
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Est. TCV/Total Floor Area = 216.32

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,400	164,400	164,400	154,472	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5,097	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
164,400	164,400	164,400	159,569	159,569	0	

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45-006-123-017-20	2022 Est. T.C.V.	LONGYEAR HOWARD W & LEAH A
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
CRYSTL RVR 1100	100.00	584.00	0.9243	1.0000	1100	100		101,674	
CRYSTL RVR 1100	30.00	584.00	0.9243	1.0000	1100	50	SURPLUS: ZONING 100 FT	15,251	
130 Actual Front Feet, 1.74 Total Acres								Total Est. Land Value =	116,925

2022 Est. T.C.V. 006-123-017-20 = 116,925

Est. TCV/Total Floor Area = 76.92

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,500	58,500	58,500	31,882	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,052	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	32,934	32,934	0	

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45-006-123-017-30	2022 Est. T.C.V.	THARP ALLAN A REVOCABLE TRUST
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
CRYSTL RVR 1100	100.00	664.00	0.9059	1.0000	1100	100		99,653	
CRYSTL RVR 1100	39.00	664.00	0.9059	1.0000	1100	50	SURPLUS: ZONING 100 FT	19,432	
139 Actual Front Feet, 2.12 Total Acres								Total Est. Land Value =	119,085

2022 Est. T.C.V. 006-123-017-30 = 119,085

Est. TCV/Total Floor Area = 78.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	31,882	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,052	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	32,934	32,934	0	

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45-006-123-017-40	2022 Est. T.C.V.	HEGGEN SYLVIA J TRUST
Property Class: 401		5900 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	469.00	0.9243	1.0000	1100	100		101,674
CRYSTL RVR 1100	30.00	469.00	0.9243	1.0000	1100	50	SURPLUS: ZONING>100'<200'	15,251
130 Actual Front Feet, 1.40 Total Acres								
Total Est. Land Value =								116,925

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1840 SF Floor Area = 1840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,840		
			Total:	223,925	214,955

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,226
3 Fixture Bath	1	4,020	3,859

Water/Sewer

2000 Gal Septic	1	8,364	8,029
Water Well, 100 Feet	1	5,025	4,824

Porches

CCP (1 Story)	115	2,765	2,654
WPP	232	4,190	4,022
WGEP (1 Story)	199	13,023	12,502
WPP	85	2,383	2,288
WCP (1 Story)	20	1,306	1,254

Deck

Treated Wood	170	3,218	3,089
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Built-Ins

Appliance Allow.	1	2,394	2,298
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Fireplaces

Wood Stove	1	2,208	2,120
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 277,098 265,970

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 438,851

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C -5 Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	624		
			Total:	46,925	46,456

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Other Additions/Adjustments

Porches

WPP	141	3,199	3,167
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Garages

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

Base Cost	899	35,780	35,422
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Door Opener	1	473	468
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Totals:	86,377	85,513
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Notes: 5896 DETACHED GARAGE W/ACCESSORY DWELLING EXTENSION 2ND FLOOR

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV:	141,096
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2022 Est. T.C.V. 006-123-017-40	=	696,872
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Est. TCV/Total Floor Area = 282.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
261,500	261,500	261,500	219,230	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
83,500	3,400	83,500	7,234	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
348,400	348,400	348,400	309,964	309,964	0

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45-006-123-017-50	2022 Est. T.C.V.	RIVERHOUSE RETREAT IN THE GLEN LLC
Property Class: 401		5894 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	375.00	1.0000	1.0000	1100	100		110,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	267	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1792 SF Floor Area = 2746 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	512		
1.5 Story	Siding	Basement	1,280		
1 Story	Siding	Overhang	58		
Total:				351,553	281,243

Other Additions/Adjustments

Basement Living Area	640	29,670	23,736
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WGEP (1 Story)	400	28,488	22,790
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Deck

Treated Wood	353	5,510	4,408
Treated Wood	92	2,250	1,800

Garages

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

Base Cost	576	30,545	24,436
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Totals: 470,117 376,094

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 620,555

2022 Est. T.C.V. 006-123-017-50 = 738,055

Est. TCV/Total Floor Area = 268.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
335,000	335,000	335,000	291,707	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,000	0	0	9,626	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	369,000	369,000	369,000	301,333	301,333	0

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45-006-123-018-10	2022 Est. T.C.V.	BAYLN1414 LLC
Property Class: 401		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER		\$110,000			110000	100		110,000
111 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value	=	110,000

2022 Est. T.C.V. 006-123-018-10 = 110,000

Est. TCV/Total Floor Area = 40.06

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	39,178	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,292	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	40,470	40,470	0

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45-006-123-018-20	2022 Est. T.C.V.	BAYLN1414 LLC
Property Class: 401		5880 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value D> RIVER	\$110,000			110000	100	110,000
108 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	914	0	0
D/W/P: Crushed Rock	2.15	1000	0	0
Wood Frame/Conc.	46.38	59	50	1,368
Total Estimated Land Improvements True Cash Value =				1,368

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = 1217 SF Floor Area = 2434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,217		
			Total:	300,673	210,470

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	2	9,753	6,827
Water Well, 100 Feet	1	5,403	3,782

Porches

WCP (1 Story)	245	10,241	7,169
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Deck

Treated Wood	567	7,518	5,263
Treated Wood	267	4,592	3,214
Treated Wood	49	1,597	1,118

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Two Sided	1	8,482	5,937
Direct-Vented Gas	1	3,805	2,663

Totals: 363,294 254,304

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 419,602

2022 Est. T.C.V. 006-123-018-20 = 530,970

Est. TCV/Total Floor Area = 218.15

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
242,400	242,400	242,400	186,541	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,100	0	0	6,155	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
265,500	265,500	265,500	192,696	192,696	0

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Valuation Report

DB: 2022Ga

45-006-123-018-30	2022 Est. T.C.V.	ALDRICH MICHAEL
Property Class: 401		5868 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000				110000	100		110,000
175 Actual Front Feet,	1.02	Total Acres			Total Est. Land Value =			110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	914	0	0
D/W/P: Crushed Rock	2.15	1000	0	0
Retaining Wall: Brick, 12 in.	43.09	103	50	2,219
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,219

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1126 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,126		
			Total:	185,024	166,521

Other Additions/Adjustments

Exterior					
Stone Veneer		431	17,391	15,652	

Plumbing					
Average Fixture(s)		1	1,880	1,692	

Water/Sewer					
1000 Gal Septic		1	4,877	4,389	
Water Well, 100 Feet		1	5,403	4,863	

Porches					
CPP		126	2,688	2,419	

Built-Ins					
Appliance Allow.		1	3,439	3,095	

Fireplaces					
Direct-Vented Gas		1	3,805	3,424	

Totals: 224,507 202,055

Notes: STUD INTERIOR 2007

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 333,391

2022 Est. T.C.V. 006-123-018-30 = 455,610

Est. TCV/Total Floor Area = 323.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,400	209,400	209,400	180,747	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	0	5,964	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,800	227,800	227,800	186,711	186,711	0	

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Valuation Report

DB: 2022Ga

45-006-123-018-40	2022 Est. T.C.V.	ALDRICH MICHAEL & ELLIOTT ERIC
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value D> RIVER	\$110,000			110000	100	110,000
45 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-123-018-40	=	110,000
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Est. TCV/Total Floor Area = 78.13

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	27,656	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	912	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	28,568	28,568	0

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Valuation Report

DB: 2022Ga

45-006-123-018-50	2022 Est. T.C.V.	BRIGGS CYNTHIA
Property Class: 401		5990 W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value D> RIVER	\$110,000			110000	100	110,000
120 Actual Front Feet, 2.01	Total Acres			Total Est.	Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	300	50	2,139
D/W/P: 3.5 Concrete	5.70	914	0	0
D/W/P: Crushed Rock	1.96	1000	0	0
Wood Frame	19.53	556	50	5,429
Total Estimated Land Improvements True Cash Value =				7,568

2022 Est. T.C.V. 006-123-018-50 = 117,568

Est. TCV/Total Floor Area = 83.50, Most recent sale 10/19/2020 for 132,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,800	55,800	55,800	55,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
3,000	0	0	3,000	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,800	58,800	58,800	60,641	58,800	0

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Valuation Report

DB: 2022Ga

45-006-123-019-10	2022 Est. T.C.V.	THE MILL GLEN ARBOR LLC
Property Class: 201		5440 W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2122 COMME \$3/SQFT			52272 SqFt	3.00000	100			156,816
		1.20	Total Acres				Total Est. Land Value =	156,816

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1870

(11) Heating System: Forced Heat & Cool
Ground Area = 1686 SF Floor Area = 3071 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	1,385		
1 Story	Siding	Crawl Space	301		
			Total:	330,655	270,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152

Porches

CCP (1 Story)	132	3,139	2,511
CCP (1 Story)	120	2,876	2,301
CPP	60	1,210	968

Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 344,241 275,384

Notes: 5439

ECF (2201 COMMERCIAL) 1.650 => TCV: 454,384

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1870
Description of Occupancy: OLD MILL

Costs are taken from the Museum cost schedules.

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

Class: D Quality: Low Cost
Stories: 2 Story Height: 10 Perimeter: 172

Base Rate for Upper Floors = 98.13

Display Basement Basement, Base Rate for Basement = 107.02

(Basement Fireproofing Rate = 0.00)

Mezzanine 1 Open Base Rate = 45.03

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

Adjusted Square Foot Cost for Upper Floors = 98.13

Adjusted Square Foot Cost for Basement = 107.02

Total Floor Area: 3,600	Base Cost New of Upper Floors =	353,268
Basement Area: 1,800	Base Cost New of Basement =	192,636
Mezzanine 1 Area: 1,533	Base Cost New of Mezzanine =	69,031

Reproduction/Replacement Cost = 614,935

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 245,974

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

Parcel Number: 45-006-123-019-10

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Costs taken from Segregated Cost Section 2: Multiples & Motels

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =						0
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good:	40	/100/100/100/40.0			
Total Depreciated Cost =						0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ROOWL	5.22	765	1.00	100	3,993

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg:	1	=	349,954
Replacement Cost/Floor Area=	171.92	Est. TCV/Floor Area=	97.21	
80 % Completed => Est. True Cash Value 2022 =	279,963			

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014
Description of Occupancy: ON CRAWL

Costs are taken from the Visitor Centers cost schedules.

<<<<<< Calculator Cost Computations >>>>>>		
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 8	Perimeter: 132

Base Rate for Upper Floors = 84.57

Adjusted Square Foot Cost for Upper Floors = 84.57

Total Floor Area: 993	Base Cost New of Upper Floors =	83,978
Reproduction/Replacement Cost = 83,978		
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good:	41 /100/100/100/41.0
Total Depreciated Cost = 34,431		

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =						0
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good:	41	/100/100/100/41.0			
Total Depreciated Cost =						0

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg:	2	=	48,203
Replacement Cost/Floor Area=	84.57	Est. TCV/Floor Area=	48.54	
80 % Completed => Est. True Cash Value 2022 =	38,563			

Total Estimated True Cash Value of Commercial/Industrial Buildings = 318,526

2022 Est. T.C.V. 006-123-019-10 = 929,726

Est. TCV/Total Floor Area = 121.31, Most recent sale 10/09/2018 for 450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,700	285,700	285,700	285,578	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
464,900	0	285,700	43,200	9,424	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
464,900	464,900	464,900	338,202	338,202	0	

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Valuation Report

DB: 2022Ga

45-006-123-020-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL RIVER	1485.00	0.00	1.0000	1.0000	1600	100	WATER	2,376,000
090 EXEMPT PARK			11.48 Acres		5000	100		57,400
1485 Actual Front Feet, 11.48 Total Acres							Total Est. Land Value =	2,433,400

2022 Est. T.C.V. 006-123-020-00							=	0
Est. TCV/Total Floor Area =	0.00						Most recent sale 10/20/2005 for	5,250,000
2021 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.			
0	0	0		0	3.30			
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT		
0	0	0		0	0	0		

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Valuation Report

DB: 2022Ga

45-006-123-020-10	2022 Est. T.C.V.	MARKS MARGARET P LIVING TRUST
Property Class: 401		5760 W CRYSTAL VIEW RD
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *		IRR			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
<Site Value D> RIVER	\$110,000			110000	100
370 Actual Front Feet, 4.80 Total Acres					
Total Est. Land Value =					110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1945

(11) Heating System: Forced Hot Water
Ground Area = 1552 SF Floor Area = 3104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	858		
2 Story	Siding	Basement	512		
2 Story	Siding	Basement	182		
Total:				332,884	183,076

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	2	8,039	4,421

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CPP	84	1,559	857
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Deck

Treated Wood	112	2,418	1,330
Treated Wood	64	1,753	964
Treated Wood	72	1,851	1,018
Treated Wood	182	3,365	1,851

Balcony

Wood Balcony	540	19,035	10,469
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Garages

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

Base Cost	720	22,637	12,450
Door Opener	2	946	520

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Prefab 2 Story	1	2,742	1,508
Wood Stove	1	2,208	1,214

Carports

Comp.Shingle	192	2,723	1,498
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Parcel Number: 45-006-123-020-10

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Totals: 415,065 228,274

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 376,652

2022 Est. T.C.V. 006-123-020-10 = 494,152

Est. TCV/Total Floor Area = 159.20, Most recent sale 08/31/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,400	226,400	226,400	152,763	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,700	0	0	5,041	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,100	247,100	247,100	157,804	157,804	157,804	

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Valuation Report

DB: 2022Ga

45-006-123-020-20	2022 Est. T.C.V.	RUITER RENE & TANYA
Property Class: 401		5219 S FACULTY ROW
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000				110000	100	RIVER	110,000
322 Actual Front Feet, 2.96 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	274	0	0
D/W/P: 4in Concrete	6.03	217	0	0
D/W/P: Flagstone/Sand	18.18	60	0	0
D/W/P: 4in Concrete	6.03	220	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1477 SF Floor Area = 2216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,477		
			Total:	204,455	161,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,009
3 Fixture Bath	1	4,020	3,176

Water/Sewer

1000 Gal Septic	1	4,209	3,325
Water Well, 50 Feet	1	2,324	1,836

Porches

WPP	274	4,362	3,446
Foundation: Shallow	274	-1,381	-1,091

Garages

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

Door Opener	1	473	374
Base Cost	1056	39,516	31,218

Built-Ins

Appliance Allow.	1	2,394	1,891
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 264,649 209,577

Notes: 2016 CONVERT 1ST FLOOR TO DWELLING, 2ND FLOOR REMODEL

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 345,802

2022 Est. T.C.V. 006-123-020-20 = 458,302

Est. TCV/Total Floor Area = 206.81, Most recent sale 02/02/2016 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
210,300	210,300	210,300	197,121	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-123-020-20

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0	18,900	0	0	6,504	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,200	229,200	229,200	203,625	203,625	203,625

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Valuation Report

DB: 2022Ga

45-006-123-021-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		BEHIND WOODSTONE
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			23.990 Acres		7,500 100	179,925
		23.99	Total Acres		Total Est. Land Value =	179,925

2022 Est. T.C.V. 006-123-021-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-123-022-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		BEHIND WOODSTONE
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			200.000 Acres		4,000 100	800,000
		200.00	Total Acres		Total Est. Land Value =	800,000

2022 Est. T.C.V. 006-123-022-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-123-022-50	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W CRYSTAL VIEW DR
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			22.000	Acres	7,500 100	165,000
		22.00	Total Acres		Total Est. Land Value =	165,000

2022 Est. T.C.V. 006-123-022-50 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/18/2004 for 10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-123-023-00	2022 Est. T.C.V.	TAYLOR JOY M
Property Class: 401		5511 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	44.48	0.8436	1.0000	1100	100		92,795
CRYSTL RVR 1100	76.29	44.48	0.8436	1.0000	1100	50	SURPLUS: ZONING & DEPTH	35,397
176 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								128,192

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1595 SF Floor Area = 2933 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	834		
1 Story	Siding	Crawl Space	525		
1 Story	Siding	Crawl Space	236		
1 Story	Siding	Overhang	504		
Total:				347,092	208,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	1	5,911	3,547

Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 150 Feet	1	7,988	4,793

Porches

WCP (1 Story)	105	5,476	3,286
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Garages

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

Base Cost	672	36,664	21,998
Door Opener	2	1,182	709

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Exterior 2 Story	1	8,947	5,368
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Deck

Treated Wood	739	8,801	7,833	*89% Good
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Totals: 432,257 261,908

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 432,148

2022 Est. T.C.V. 006-123-023-00	=	565,340
Est. TCV/Total Floor Area = 192.75		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	274,500	274,500	274,500	150,032	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	4,951	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	282,700	282,700	282,700	154,983	154,983	154,983

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45-006-123-024-00	2022 Est. T.C.V.	TAYLOR JOY M
Property Class: 401		5545 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	68.68	0.7563	1.0000	1100	100		83,194
CRYSTL RVR 1100	153.71	68.68	0.7563	1.0000	1100	50	SURPLUS: ZONING & DEPTH	63,939
254 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								147,133

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 2121 SF Floor Area = 4100 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	988		
1 Story	Siding	Crawl Space	1,133		
1 Story	Siding	Overhang	915		
1 Story	Siding	Overhang	76		
Total:				491,364	294,821

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	3	17,733	10,640

Water/Sewer

1000 Gal Septic	1	4,877	2,926
2000 Gal Septic	2	19,152	11,491
Water Well, 100 Feet	1	5,403	3,242

Deck

Treated Wood	600	7,800	4,680
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	36,901	22,141
Common Wall: 1 Wall	1	-2,697	-1,618
Door Opener	2	1,182	709
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	411	22,030	13,218
Door Opener	1	591	355

Built-Ins

Appliance Allow.	2	6,878	4,127
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Fireplaces

Interior 1 Story	1	5,984	3,590
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Porches

CPP	18	492	295
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 622,570 374,595

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 618,082

2022 Est. T.C.V. 006-123-024-00 = 770,215

Est. TCV/Total Floor Area = 187.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
374,100	374,100	374,100	169,972	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	5,609	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,100	385,100	385,100	175,581	175,581	0	

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45-006-123-025-00	2022 Est. T.C.V.	MEYERS RUSSELL D III TRUST
Property Class: 401		5550 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$30000				30000	100		30,000
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.35	64	50	971
Total Estimated Land Improvements				971

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C -5 Blt 1986

(11) Heating System: Electric Baseboard
Ground Area = 732 SF Floor Area = 732 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	480		
1 Story	Siding	Slab	252		
		Total:		85,564	68,453

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	1,022

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Deck			
Treated Wood	200	3,576	2,861
Treated Wood	97	2,179	1,743

Garages

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

Base Cost	523	20,120	16,096
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Porches

WCP (1 Story)	16	812	650
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Totals: 127,837 102,271

Notes: CONVERTED GARAGE

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 168,747

2022 Est. T.C.V. 006-123-025-00 = 199,718

Est. TCV/Total Floor Area = 272.84, Most recent sale 05/26/2016 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
90,600	90,600	90,600	86,070	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	2,840	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,900	99,900	99,900	88,910	88,910	88,910

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45-006-123-027-00	2022 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		LIMITED USE					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
M22 HBR HWY 800	100.00	86.00	0.6776	0.7842	800	100	NO DEPTH		42,506
<Site Value E> GROUP E 70K					70000	50	SURPLUS: ZONING 100 FT		35,000
366 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =				77,506

2022 Est. T.C.V. 006-123-027-00 = 77,506

Est. TCV/Total Floor Area = 105.88

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,800	38,800	38,800	21,457	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	708	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	22,165	22,165	0	

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45-006-123-027-20	2022 Est. T.C.V.	MEYERS RUSSELL D III TRUST
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		ACCESS SITE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value F> SITE	\$30000				30000 100	30,000
100 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	30,000

2022 Est. T.C.V. 006-123-027-20 = 30,000

Est. TCV/Total Floor Area = 40.98, Most recent sale 05/26/2016 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
15,000	15,000	15,000	15,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	15,495	15,000	15,000

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45-006-123-030-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W CRYSTAL VIEW DR
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4019 SEC 1 PRT OF>80A\$5000		39.00 Acres			5000 100	195,000
		39.00 Total Acres			Total Est. Land Value =	195,000

2022 Est. T.C.V. 006-123-030-00	=	0
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Est. TCV/Total Floor Area = 0.00, Most recent sale 12/28/2004 for 10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-123-031-00	2022 Est. T.C.V.	AYOTTE LAWRENCE X JR & MAUREEN T
Property Class: 401		5941 W BAY LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * IRREGULAR SHAPE								
<Site Value E> GROUP E 70K					70000	100		70,000
100 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =			70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	31	50	414
D/W/P: Crushed Rock	1.96	480	0	0
Wood Frame	23.54	139	50	1,636

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				3,475

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 292 SF Floor Area = 1473 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	292		
1 Story	Siding	Overhang	889		
Total:				135,620	111,208

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	3,296
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Water/Sewer

1000 Gal Septic	1	4,209	3,451
Water Well, 100 Feet	1	5,025	4,120

Porches

WGEP (2 Story)	96	13,043	10,695
WCP (1 Story)	35	2,158	1,770
WPP	175	3,668	3,008

Garages

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

Base Cost	889	35,453	29,071
Common Wall: 1 Wall	1	-2,324	-1,906
Door Opener	1	473	388

Built-Ins

Appliance Allow.	1	2,394	1,963
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Fireplaces

Direct-Vented Gas	1	2,614	2,143
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Totals: 206,353 169,207

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 279,192

2022 Est. T.C.V. 006-123-031-00 = 352,667

Est. TCV/Total Floor Area = 239.42, Most recent sale 11/15/2001 for 67,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
160,700	160,700	160,700	151,971	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	200		15,400	0	200	5,015	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	176,300		176,300	176,300	157,186	157,186	157,186

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45-006-123-032-01	2022 Est. T.C.V.	ORIEL PATRICK J & SHARON L
Property Class: 402		W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	200.00	348.48	0.8123	1.0000	800	100		129,960
200 Actual Front Feet,	1.60	Total Acres			Total Est.	Land Value =		129,960

2022 Est. T.C.V. 006-123-032-01 = 129,960

Est. TCV/Total Floor Area = 88.23, Most recent sale 12/08/2017 for 198,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	65,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	67,145	65,000	0

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45-006-123-032-20	2022 Est. T.C.V.	HUMPHREY TYLER R
Property Class: 401		5794 W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	100.00	350.00	0.8123	1.0000	800	100		64,980
TREESONG 800	100.00	350.00	0.8123	1.0000	800	50	SURPLUS: ZONING 100 FT	32,490
200 Actual Front Feet, 1.61 Total Acres								97,470
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1728	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = 1310 SF Floor Area = 1310 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,310		
Total:				143,601	114,866

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WSEP (1 Story)	152	7,141	5,713
WPP	80	2,330	1,864

Garages

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

Base Cost	600	19,830	15,864
Common Wall: 1 Wall	1	-1,920	-1,536
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Totals: 193,472 154,763

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 255,359

2022 Est. T.C.V. 006-123-032-20 = 355,329

Est. TCV/Total Floor Area = 271.24, Most recent sale 09/12/2021 for 470,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,700	163,700	163,700	163,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	14,000	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,700	177,700	177,700	169,102	177,700	0

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45-006-123-033-00	2022 Est. T.C.V.	SHROYER MICHAEL MURRAY II & DESIRAE
Property Class: 401		5780 W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	100.00	660.00	0.7690	1.0000	800	100		61,521
TREESONG 800	140.00	660.00	0.7690	1.0000	800	50	EXCESS&SURPLUS	43,065
240 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =								104,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	720	0	0
D/W/P: Crushed Rock	1.96	1800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	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 1969

(11) Heating System: Forced Heat & Cool

Ground Area = 1280 SF Floor Area = 1280 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,280		
Total:				157,841	118,368

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

2000 Gal Septic	1	8,364	6,273
Water Well, 100 Feet	1	5,025	3,769

Porches

WGEP (1 Story)	128	9,871	7,403
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Deck

Treated Wood	365	5,318	3,988
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Garages

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

Base Cost	864	25,799	19,349
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	3	1,419	1,064

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
Wood Stove	1	2,208	1,656

Totals: 226,235 169,662

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 279,942

2022 Est. T.C.V. 006-123-033-00 = 387,028

Est. TCV/Total Floor Area = 302.37, Most recent sale 11/22/2021 for 735,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	161,700		161,700	161,700	153,524	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	18,400		13,400	0	18,400	21,576	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	193,500		193,500	193,500	176,990	193,500	0

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45-006-123-033-10	2022 Est. T.C.V.	SHIELDS EDWARD P & LAURA A
Property Class: 401		5788 W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	100.00	700.00	0.8685	1.0000	800	100		69,479
TREESONG 800	60.00	700.00	0.8685	1.0000	800	50	SURPLUS: ZONING 100 FT	20,844
160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								90,323

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	53	0	0
D/W/P: 4in Concrete	6.03	2700	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1456 SF Floor Area = 2744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Overhang	560		
Total:				270,646	216,487

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	2	8,039	6,431
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 150 Feet	1	7,436	5,949

Deck

Pine w/Roof (Deck Portion)	416	4,618	3,694
Pine w/Roof (Roof portion)	416	5,524	4,419
Treated Wood	30	1,165	932

Garages

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

Door Opener	2	946	757
Base Cost	1120	34,418	27,534

Built-Ins

Appliance Allow.	1	2,394	1,915
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Lump Sum Items

GENERATOR		0	0
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Totals: 346,362 277,659

Notes: BOCA

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.500 => TCV: 416,489

Parcel Number: 45-006-123-033-10

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2022	Est. T.C.V.	006-123-033-10	=	509,312		
Est. TCV/Total Floor Area = 185.61, Most recent sale 10/05/2017 for 368,300						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	212,300	212,300	212,300	205,331	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,400	0	0	6,775	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	254,700	254,700	254,700	212,106	212,106	0

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Valuation Report

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45-006-123-034-00	2022 Est. T.C.V.	SOLLER ERIC & STEPHANIE
Property Class: 401		5757 W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *	300*250		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
<Site Value D> RIVER	\$110,000			110000	100
300 Actual Front Feet, 1.72 Total Acres				Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	2352	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1639 SF Floor Area = 1639 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,639		
Total:				177,682	115,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	25	623	405
WGEF (1 Story)	320	18,253	11,864

Deck

Treated Wood	200	3,576	2,324
Treated Wood	40	1,383	899

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Wood Stove	2	4,415	2,870
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Totals: 225,547 146,605

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 241,899

2022 Est. T.C.V. 006-123-034-00 = 354,399

Est. TCV/Total Floor Area = 216.23, Most recent sale 07/28/2021 for 530,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,800	123,800	123,800	98,610	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
43,600	9,800	0	43,600	34,990	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,200	177,200	177,200	145,464	177,200	0

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Parcel Number: 45-006-123-034-00

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Valuation Report

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45-006-123-035-00	2022 Est. T.C.V.	BROTSCHUL STEPHEN J III & AMY A
Property Class: 401		5779 W CRYSTAL VIEW RD
Map #: 40	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000		110000	100				110,000
	32.00	103.00	1.0000	1.0000	0	50	SURPLUS & CNR M22	0
132 Actual Front Feet, 0.31 Total Acres								110,000
Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	29	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1931

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1509 SF Floor Area = 1509 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	724		
1 Story	Siding	Mich Bsmnt.	785		
Total:				154,549	74,206

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	479
3 Fixture Bath	1	3,340	1,503

Water/Sewer

1000 Gal Septic	1	3,937	1,772
Water Well, 100 Feet	1	4,880	2,196

Porches

WPP	174	3,263	1,468
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Deck

Treated Wood	160	3,027	1,362
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Built-Ins

Appliance Allow.	1	1,673	753
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Fireplaces

Interior 2 Story	1	5,083	2,287
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Totals: 180,816 81,368

Notes: 1/7/2015 SOME REPAIRS 2014 SEE 2014 MISSING PERMIT DETAILS. PART OF A 5 YR PLAN. - TIM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 134,257

2022 Est. T.C.V. 006-123-035-00 = 245,757

Est. TCV/Total Floor Area = 162.86, Most recent sale 05/22/2013 for 207,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,500	115,500	115,500	105,410	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	3,478	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,900	122,900	122,900	108,888	108,888	108,888	

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Valuation Report

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45-006-123-036-00	2022 Est. T.C.V.	GLEN ARBOR 22 LLC
Property Class: 401		5921 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		DRAINFIELD FOR ADJ PIN					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
M22 HBR HWY 800	100.00	165.00	0.9201	0.8647	800	100		63,645	
M22 HBR HWY 800	32.00	165.00	0.9201	0.8647	800	50	SURPLUS: ZONING 100 FT	10,183	
132 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		73,829		

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1249 SF Floor Area = 1249 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,249		
Total:				156,253	154,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980

Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 100 Feet	1	5,025	4,975

Porches

WCP (1 Story)	128	5,030	4,980
WPP	112	2,707	2,680
WPP	114	2,743	2,716

Deck

Treated Wood	434	5,954	5,894
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Built-Ins

Appliance Allow.	1	2,394	2,370
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Totals: 189,612 187,710

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 309,722

2022 Est. T.C.V. 006-123-036-00 = 385,051

Est. TCV/Total Floor Area = 308.29, Most recent sale 03/19/2011 for 206,380

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,200	147,200	147,200	144,157	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
31,700	13,600	0	31,700	4,757	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,500	192,500	192,500	180,614	180,614	0	

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45-006-123-036-10	2022 Est. T.C.V.	TAYLOR JOY M
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
M22 HBR HWY	800	100.00	150.00	0.8147	0.8524	800	100		55,556
M22 HBR HWY	800	98.00	150.00	0.8147	0.8524	800	50	SURPLUS: ZONING 100 FT	27,222
198 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =									82,778

2022 Est. T.C.V. 006-123-036-10	=	82,778
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Est. TCV/Total Floor Area = 66.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,400	41,400	41,400	26,235	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	865	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	27,100	27,100	27,100

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Valuation Report

DB: 2022Ga

45-006-123-037-00	2022 Est. T.C.V.	GLEN ARBOR 22 LLC
Property Class: 401		5504 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 800	47.67	306.76	1.2489	0.9490	800	100		45,195
71 Actual Front Feet, 0.25 Total Acres								45,195
Total Est. Land Value =								45,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	16.20	40	0	0
Dock: Light posts	37.14	32	50	594
Wood Frame	22.06	180	50	1,985

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,079

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C -5 Blt 1900

(11) Heating System: Forced Heat & Cool

Ground Area = 2080 SF Floor Area = 3040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	560		
1 Story	Siding	Mich Bsmnt.	560		
Total:				288,823	190,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	168	6,176	4,014
WPP	56	1,922	1,249

Deck

Treated Wood	338	5,056	3,286
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 318,902 207,259

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 341,977

2022 Est. T.C.V. 006-123-037-00 = 391,251

Est. TCV/Total Floor Area = 128.70, Most recent sale 03/19/2011 for 206,390

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,700	176,700	176,700	118,087	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,900	0	0	3,896	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,600	195,600	195,600	121,983	121,983	0

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45-006-123-038-00	2022 Est. T.C.V.	GLEN LAKE PROPERTIES LLC &
Property Class: 460		5787 W CRYSTAL VIEW RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	169.00	1.0000	1.0000	1100	100		110,000
ACREAGE TABLE 4123			2.988 Acres		40,000	20	CONSERVATION EASEMENT	23,904
100 Actual Front Feet, 3.38 Total Acres					Total Est. Land Value =			133,904

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 754 SF Floor Area = 942 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	754		
			Total:	109,391	87,509

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
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Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	264	8,092	6,474
WCP (1 Story)	94	3,998	3,198

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 317 12,908 12,908 *100% Good

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Direct-Vented Gas	1	2,614	2,091
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Totals: 149,908 122,504

Notes: NORTH WING

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 202,132

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1740 SF Floor Area = 1740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,740		

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	Total:	188,146	139,229
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,277	945
3 Fixture Bath	2	8,039	5,949
2 Fixture Bath	1	2,690	1,991
Porches			
WSEP (1 Story)	214	9,277	6,865
WGEP (1 Story)	131	10,011	7,408
WCP (1 Story)	15	979	724
Deck			
Treated Wood	517	6,680	4,943
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	3	1,419	1,050
Base Cost	1177	36,169	26,765
Built-Ins			
Appliance Allow.	1	2,394	1,772
	Totals:	267,081	197,641

Notes: SOUTH WING

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 326,108

2022 Est. T.C.V. 006-123-038-00				=	664,569
Est. TCV/Total Floor Area = 247.79, Most recent sale 10/17/2008 for 400,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
303,300	303,300	303,300	267,460	3.30	
2022	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	29,000	0	0	8,826
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
332,300	332,300	332,300	276,286	276,286	276,286

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Valuation Report

DB: 2022Ga

45-006-124-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		FARM RD
Map #: 42	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			415.256 Acres		4,000 100	1,661,024
		415.26	Total Acres		Total Est. Land Value =	1,661,024

2022 Est. T.C.V. 006-124-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-124-003-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			0.59 Acres		5000	100		2,960
		0.59	Total Acres				Total Est. Land Value =	2,960

2022 Est. T.C.V. 006-124-003-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-124-005-00	2022 Est. T.C.V.	WEICK C & MCMANUS WEICK M TRUST
Property Class: 408		5776 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "B"	100.00	295.00	0.9615	1.0000	3400	100	DUNNS FARM RD	326,913	
FISHER LK "C"	17.00	295.00	0.9391	1.0000	3000	50	SURPLUS: ZONING 100 FT	23,948	
117 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value =	350,861

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 784 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	784		
Total:				142,688	121,298

Other Additions/Adjustments

Recreation Room	784	13,116	6,558
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Deck

Pine w/Roof (Deck Portion)	224	3,091	2,627
Pine w/Roof (Roof portion)	224	3,196	2,717

Built-Ins

Appliance Allow.	1	2,394	2,035
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Totals: 181,231 149,469

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 283,991

2022 Est. T.C.V. 006-124-005-00 = 637,352

Est. TCV/Total Floor Area = 541.97, Most recent sale 08/18/2014 for 575,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300,400	300,400	300,400	244,412	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	0	8,065	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,700	318,700	318,700	252,477	252,477	252,477	

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Valuation Report

DB: 2022Ga

45-006-124-005-10	2022 Est. T.C.V.	DECONINCK DERIK & LISA
Property Class: 409		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "B"	100.00	291.00	0.9615	1.0000	3400	100	DUNNS FARM RD	326,913	
FISHER LK "C"	17.00	291.00	0.9391	1.0000	3000	50	SURPLUS: ZONING 100 FT	23,948	
117 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value =	350,861

2022 Est. T.C.V. 006-124-005-10 = 350,861

Est. TCV/Total Floor Area = 298.35, Most recent sale 03/29/2017 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,200	154,200	154,200	124,004	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,200	0	0	4,092	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,400	175,400	175,400	128,096	128,096	0	

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Valuation Report

DB: 2022Ga

45-006-124-007-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNNS FARM RD
Map #: 43	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			96.121 Acres		4,020 100	386,424
		96.12	Total Acres		Total Est. Land Value =	386,424

2022 Est. T.C.V. 006-124-007-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-124-011-00	2022 Est. T.C.V.	SLACK DAVID B & MARY BETH
Property Class: 401		5972 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD 100K/F	100.00	225.00	1.0000	0.8806	1000	100		88,056
100 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	88,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,618

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1358 SF Floor Area = 1358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	350		
		Total:		143,908	86,351

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Garages

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

Base Cost	572	19,191	11,515
Storage Over Garage	572	6,801	4,081
Common Wall: 1/2 Wall	1	-957	-574
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Wood Stove	1	2,208	1,325
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Totals: 192,704 115,629

Notes:

ECF (4031 RURAL) 1.200 => TCV: 138,755

2022 Est. T.C.V. 006-124-011-00 = 230,429

Est. TCV/Total Floor Area = 169.68, Most recent sale 01/28/1994 for 68,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,800	100,800	100,800	72,529	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	2,393	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,200	115,200	115,200	74,922	74,922	74,922	

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45-006-124-021-00	2022 Est. T.C.V.	LAWRENCE RONALD C & DIANE S
Property Class: 408		5883 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "A"	100.00	443.82	0.9187	1.0000	3800	100		349,125	
FISHER LK "C"	40.35	443.82	0.8732	1.0000	3000	50	SURPLUS: ZONING 100 FT	52,851	
140 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value =	401,975

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	22.66	50	0	0
Gazebo(s): Standard	5,550.92	1	50	2,775
D/W/P: Asphalt Paving	2.50	3200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,775

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1305 SF Floor Area = 1305 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,030		
1 Story	Siding	Slab	275		
Total:				142,577	85,546

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	638	
2 Fixture Bath		1	2,246	1,348	

Water/Sewer					
1000 Gal Septic		1	3,937	2,362	
Water Well, 100 Feet		1	4,880	2,928	

Porches					
WPP		116	2,488	1,493	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		676	21,558	12,935	
Common Wall: 1 Wall		1	-2,173	-1,304	
Door Opener		1	420	252	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		648	18,630	11,178	

Built-Ins

Appliance Allow.		1	1,673	1,004	
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Fireplaces

Exterior 1 Story		1	4,938	2,963	
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Totals: 202,238 121,343

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 230,552

2022 Est. T.C.V. 006-124-021-00 = 640,302
Est. TCV/Total Floor Area = 490.65, Most recent sale 03/03/1994 for 5,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	302,600		302,600	302,600	174,325	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		17,600	0	0	5,752	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	320,200		320,200	320,200	180,077	180,077	180,077

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45-006-124-022-00	2022 Est. T.C.V.	DEVARTI RICHARD & MEI SHENG
Property Class: 402		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

		* Factors *		NO LAKE FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value D> GROUP D \$90K					90000 100	90,000
191 Actual Front Feet, 2.36 Total Acres					Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-124-022-00 = 90,000

Est. TCV/Total Floor Area = 68.97, Most recent sale 05/23/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	16,473	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	543	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	17,016	17,016	0

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45-006-124-023-00	2022 Est. T.C.V.	WIESEN DANIEL J & ANNE E
Property Class: 408		5899 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	430.81	1.0000	1.0000	3800	100		380,000
100 Actual Front Feet, 0.99 Total Acres					Total Est. Land Value =			380,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5300	0	0
D/W/P: 4in Ren. Conc.	8.88	524	0	0
D/W/P: Flagstone/Sand	22.61	750	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = 1494 SF Floor Area = 2588 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,094		
1 Story	Siding	Basement	120		
1 Story	Siding	Crawl Space	280		
		Total:		348,337	261,251

Other Additions/Adjustments

Exterior			
Stone Veneer	125	5,044	3,783

Plumbing			
Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Water/Sewer			
1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches			
WCP (1 Story)	112	5,784	4,338
WCP (1 Story)	88	4,938	3,703

Deck			
Treated Wood	364	5,627	4,220

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	584	33,183	24,887
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	41,600	31,200
Door Opener	2	1,182	886

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces

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Exterior 2 Story	1	8,947	6,710
Carports			
Comp.Shingle	192	3,302	2,476
Totals:		481,308	360,976

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 685,854

2022 Est. T.C.V. 006-124-023-00 = 1,075,854

Est. TCV/Total Floor Area = 415.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
516,400	516,400	516,400	213,692	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,500	0	7,051	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
537,900	537,900	537,900	220,743	220,743	220,743	

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45-006-124-023-10	2022 Est. T.C.V.	GUILLULA TRUST
Property Class: 408		5911 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	581.53	0.9280	1.0000	3800	100		352,644
FISHER LK "A"	34.83	581.53	0.9280	1.0000	3800	50	SURPLUS: ZOINING 100 ft	61,413
135 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								414,057

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Slat, 4-5'	41.43	300	0	0
D/W/P: 4in Concrete	7.69	2100	0	0
D/W/P: Asphalt Paving	3.40	4730	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 4505 SF Floor Area = 8496 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	3,273		
1.5 Story	Siding	Crawl Space	1,232		
1 Story	Siding	Overhang	920		
Total:				1,073,858	1,020,166

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,724
3 Fixture Bath	6	54,264	51,551
2 Fixture Bath	1	6,029	5,728

Water/Sewer

1000 Gal Septic	1	5,290	5,025
2000 Gal Septic	1	10,315	9,799
Water Well, 100 Feet	1	5,664	5,381

Porches

WCP (1 Story)	64	4,515	4,289
CCP (1 Story)	335	10,419	9,898
CCP (1 Story)	95	3,293	3,128
CPP	190	4,277	4,063

Garages

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

Common Wall: 1 Wall	1	-3,154	-2,996
Door Opener	1	662	629
Base Cost	1226	66,817	63,476

Built-Ins

Appliance Allow.	1	5,926	5,630
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Fireplaces

Interior 2 Story	1	8,308	7,893
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Deck

Treated Wood	833	10,354	9,836
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Unit-in-Place Cost Items

RES ELEVATOR	1	48,800	46,360
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Local Cost Items

GENERATOR	1	3,000	2,850
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Totals:	1,321,504	1,255,430
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Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 2,385,317

2022 Est. T.C.V. 006-124-023-10 = 2,808,874

Est. TCV/Total Floor Area = 330.61, Most recent sale 10/08/2014 for 865,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,353,700	1,353,700	1,353,700	1,072,664	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,700	0	0	35,397	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,404,400	1,404,400	1,404,400	1,108,061	1,108,061	0	

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45-006-124-024-00	2022 Est. T.C.V.	DEVARTI RICHARD & MEI SHENG
Property Class: 408		6003 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
FISHER LK "A"	100.00	200.00	1.0000	1.0000	3800 100	380,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =						380,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
Total Estimated Land Improvements True Cash Value =			1,500

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D-10 Blt 1971

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
Total:				86,807	47,747

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	887 488

Water/Sewer		
1000 Gal Septic	1	3,689 2,029
Water Well, 100 Feet	1	4,764 2,620

Porches		
CPP	168	2,194 1,207
CPP	160	2,110 1,160

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 14,774 8,126

Built-Ins

Appliance Allow.	1	1,418 780
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Fireplaces

Interior 1 Story	1	3,573 1,965
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Totals: 120,216 66,122

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 125,632

2022 Est. T.C.V. 006-124-024-00 = 507,132

Est. TCV/Total Floor Area = 487.63, Most recent sale 05/23/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
241,500	241,500	241,500	158,854	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,100	0	0	5,242	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
253,600	253,600	253,600	164,096	164,096	0

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45-006-124-024-10	2022 Est. T.C.V.	DEVARTI RICHARD A
Property Class: 409		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

		* Factors *		SMALL FRONTAGE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value B> LAKE ACCESS	110			110000	100	110,000
176 Actual Front Feet, 0.99 Total Acres					Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-124-024-10 = 110,000

Est. TCV/Total Floor Area = 105.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	34,987	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	1,154	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	36,141	36,141	0

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45-006-124-025-00	2022 Est. T.C.V.	GLASS GEOFF & LINDA
Property Class: 408		5965 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	150.00	913.67	0.7765	1.0000	3400	100		396,038
FISHER LK "B"	125.00	0.00	0.7765	1.0000	3400	50	SURPLUS& EXCESS ON LTL FIS	165,016
275 Actual Front Feet, 3.15 Total Acres Total Est. Land Value =								561,054

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 A-Frame A-FRAME Cls Good Blt 1971

(11) Heating System: Wall/Floor Furnace
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	960		
Total:				115,644	69,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
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Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	4,880	2,928

Deck

Treated Wood	160	3,094	1,856
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Balcony

Wood Balcony	48	1,692	1,015
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 432 15,777 11,044 *70% Good

Built-Ins

Appliance Allow.	1	1,673	1,004
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Totals: 148,246 90,522

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 171,992

2022 Est. T.C.V. 006-124-025-00 = 735,546

Est. TCV/Total Floor Area = 612.96, Most recent sale 08/20/2019 for 850,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
331,900	331,900	331,900	325,291	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,900	0	10,734	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
367,800	367,800	367,800	336,025	336,025	0

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45-006-124-025-10	2022 Est. T.C.V.	DUBRUL SUSAN S TRUST &
Property Class: 408		5985 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	268.68	0.9457	1.0000	3800	100		359,382
FISHER LK "A"	25.00	268.68	0.9457	1.0000	3800	50	SURPLUS: ZONING 100 ft	44,923
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								404,305

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1286 SF Floor Area = 2250 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,286		
Total:				273,038	218,429

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168
Separate Shower	1	2,394	1,915

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WGEP (1 Story)	150	13,314	10,651
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Deck

Treated Wood	208	3,919	3,135
Treated Wood	168	3,385	2,708
Treated Wood	80	2,074	1,659
Treated Wood	246	4,349	3,479

Garages

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

Base Cost	672	36,664	29,331
Storage Over Garage	672	10,450	8,360
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 382,997 306,395

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCv: 582,151

Parcel Number: 45-006-124-025-10

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2022	Est. T.C.V.	006-124-025-10	=	993,956		
Est. TCV/Total Floor Area = 441.76, Most recent sale 04/28/2006 for 949,900						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	476,600	476,600	476,600	404,401	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	13,345	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	497,000	497,000	497,000	417,746	417,746	0

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Valuation Report

DB: 2022Ga

45-006-124-026-00	2022 Est. T.C.V.	MCDONALD MICHAEL T & KENNA L
Property Class: 408		5921 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	533.97	0.9554	1.0000	3800	100		363,068
FISHER LK "A"	20.00	533.97	0.9554	1.0000	3800	50	SURPLUS: ZONING 100 ft	36,307
120 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								399,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	720	0	0
D/W/P: 3.5 Concrete	6.56	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1980

(11) Heating System: Forced Hot Water

Ground Area = 1199 SF Floor Area = 2696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,199		
1 Story	Siding	Overhang	792		
2 Story	Siding	Overhang	53		
Total:				323,820	239,626

Other Additions/Adjustments

Recreation Room	682	16,122	11,930
Basement, Outside Entrance, Below Grade	1	3,109	2,301

Plumbing

Average Fixture(s)	1	1,880	1,391
3 Fixture Bath	1	5,911	4,374

Water/Sewer

1000 Gal Septic	1	4,877	3,609
Water Well, 100 Feet	1	5,403	3,998

Porches

WCP (1 Story)	64	4,051	2,998
WSEP (1 Story)	141	8,684	6,426
WPP	548	10,215	7,559

Deck

Treated Wood	136	2,948	2,182
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Garages

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

Base Cost	792	41,041	30,370
Common Wall: 1 Wall	1	-2,697	-1,996
Door Opener	2	1,182	875

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

Door Opener	2	1,182	875
Base Cost	1680	66,713	49,368

Built-Ins

Appliance Allow.	1	3,439	2,545
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Valuation Report

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Fireplaces

Interior 2 Story	1	7,349	5,438
2nd on Same Stack	1	4,677	3,461

Totals:	509,906	377,330
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Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 716,927

2022 Est. T.C.V. 006-124-026-00 = 1,121,302

Est. TCV/Total Floor Area = 415.91, Most recent sale 09/04/2012 for 630,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
547,500	547,500	547,500	247,438	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	8,165	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
560,700	560,700	560,700	255,603	255,603	255,603	

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Valuation Report

DB: 2022Ga

45-006-124-027-00	2022 Est. T.C.V.	TRULASKE SARAH HAGER TRUST
Property Class: 408		5933 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "A"	100.00	586.97	0.9554	1.0000	3800	100		363,068	
FISHER LK "A"	20.00	586.97	0.9554	1.0000	3800	50	SURPLUS: ZONING 100 ft	36,307	
120 Actual Front Feet, 1.62 Total Acres								Total Est. Land Value = 399,375	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	120	50	2,228
Total Estimated Land Improvements True Cash Value =				2,228

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 1868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1868		
Total:				140,474	126,427

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		2	8,039	7,235	

Water/Sewer					
1000 Gal Septic		1	4,209	3,788	
Water Well, 50 Feet		1	2,324	2,092	

Porches					
WPP		139	3,169	2,852	
WPP		86	2,393	2,154	
WCP (1 Story)		759	20,372	18,335	
WCP (1 Story)		999	26,813	24,132	

Garages

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

Door Opener	2	946	851
Base Cost	1868	69,901	62,911

Fireplaces			
Prefab 1 Story	1	2,242	2,018

Totals: 280,882 252,795

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 480,311

2022 Est. T.C.V. 006-124-027-00					=	881,914
Est. TCV/Total Floor Area = 472.12, Most recent sale 11/18/2009 for 500,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
435,200	435,200	435,200	389,577	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	12,856	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
441,000	441,000	441,000	402,433	402,433	0	

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Valuation Report

DB: 2022Ga

45-006-124-028-00	2022 Est. T.C.V.	PACZAS FAMILY LLC
Property Class: 408		5959 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	694.78	0.9554	1.0000	3800	100		363,068
FISHER LK "A"	20.00	694.78	0.9554	1.0000	3800	50	SURPLUS: ZONING 100 ft	36,307
120 Actual Front Feet, 1.91 Total Acres Total Est. Land Value =								399,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,296		
Total:				142,358	85,414

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,250	750
2 Fixture Bath	1	2,634	1,580

Water/Sewer

1000 Gal Septic	1	4,122	2,473
Water Well, 100 Feet	1	5,066	3,040

Garages

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

Base Cost	576	18,881	11,329
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Built-Ins

Appliance Allow.	1	2,413	1,448
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Fireplaces

Interior 1 Story	1	4,656	2,794
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Totals: 181,380 108,828

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 206,773

2022 Est. T.C.V. 006-124-028-00 = 608,648

Est. TCV/Total Floor Area = 469.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
291,300	291,300	291,300	97,291	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	3,210	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,300	304,300	304,300	100,501	100,501	0

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Valuation Report

DB: 2022Ga

45-006-124-029-00	2022 Est. T.C.V.	TRULASKE SARAH HAGER TRUST
Property Class: 409		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "A"	100.00	601.05	0.9554	1.0000	3800	100		363,068	
FISHER LK "A"	20.00	601.05	0.9554	1.0000	3800	50	SURPLUS: ZONING 100 ft	36,307	
120 Actual Front Feet, 1.66 Total Acres								Total Est. Land Value =	399,375

2022 Est. T.C.V. 006-124-029-00 = 399,375

Est. TCV/Total Floor Area = 308.16, Most recent sale 07/31/2013 for 375,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
189,200	189,200	189,200	189,200	3.30					
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	10,500	0	0	6,243	0			
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
199,700	199,700	199,700	195,443	195,443		0			

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Valuation Report

DB: 2022Ga

45-006-124-030-00	2022 Est. T.C.V.	SEEBURGER WILLIAM TRUST
Property Class: 408		5807 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G		\$160000		160000	100			160,000
66 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements			True Cash Value =	1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 514 SF Floor Area = 514 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	514		
			Total:	54,353	29,895

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		
Water Well, 100 Feet	1	4,764	2,620		

Porches					
CGEP (1 Story)	84	4,644	2,554		

Built-Ins					
Appliance Allow.	1	1,418	780		

Totals: 69,755 38,366

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 72,895

2022 Est. T.C.V. 006-124-030-00 = 234,395

Est. TCV/Total Floor Area = 456.02, Most recent sale 11/20/1998 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,000	116,000	116,000	112,048	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	3,697	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	115,745	115,745	0	

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Valuation Report

DB: 2022Ga

45-006-124-031-00	2022 Est. T.C.V.	WIESEN MATTHEW J & KATHRYN A TRUST
Property Class: 408		5843 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	66.95	320.00	1.1055	1.0000	3400	100		251,647
67 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			251,647

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	3900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1393 SF Floor Area = 2786 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,393		
			Total:	384,422	345,994

Other Additions/Adjustments

Exterior					
Stone Veneer		80	3,580		3,222

Plumbing					
Average Fixture(s)		1	2,867		2,580
3 Fixture Bath		4	36,176		32,558

Water/Sewer					
2000 Gal Septic		1	10,315		9,283
Water Well, 50 Feet		1	2,672		2,405

Porches					
WCP (1 Story)		100	5,854		5,269
WCP (1 Story)		66	4,612		4,151
WPP		320	6,803		6,123
WCP (1 Story)		47	3,588		3,229
WPP		146	4,590		4,131
WSEP (1 Story)		146	10,175		9,157

Garages

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

Storage Over Garage	804	15,067	13,560
Door Opener	3	1,986	1,787
Base Cost	1176	64,092	57,683

Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

Prefab 2 Story	1	4,700	4,230
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Totals: 567,425 510,695

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 970,321

Parcel Number: 45-006-124-031-00

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2022	Est. T.C.V.	006-124-031-00	=	1,226,718		
Est. TCV/Total Floor Area = 440.32, Most recent sale 05/04/2009 for 270,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	582,200	582,200	582,200	413,240	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,200	0	0	13,636	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	613,400	613,400	613,400	426,876	426,876	426,876

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Valuation Report

DB: 2022Ga

45-006-124-032-00	2022 Est. T.C.V.	SCHLOSSER CHRISTIE K
Property Class: 408		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * NEXT TO MARINA								
<Site Value G> GROUP G	\$160000				160000	100		160,000
193 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	504	17,580		9,669	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	200	8,842		4,863	
Totals:		26,422		14,532	

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 27,611

2022 Est. T.C.V. 006-124-032-00				=	189,111
Est. TCV/Total Floor Area = 0.00					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,100	94,100	94,100	37,435	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	1,235	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,600	94,600	94,600	38,670	38,670	0

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45-006-124-033-00	2022 Est. T.C.V.	MCCLELLAND MICHAEL J & COLLEEN S
Property Class: 408		5793 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G		\$160000			160000	100		160,000
81 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1890

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1476 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Cedar Logs	Slab	708		
1 Story	Siding	Slab	512		
1 Story	Siding	Basement	256		
		Total:		146,296	87,779

Other Additions/Adjustments

Recreation Room	256	4,104	2,462
Exterior			
Stone Veneer	474	14,021	8,413
Basement, Outside Entrance, Below Grade	1	1,869	1,121

Plumbing

Average Fixture(s)	1	1,064	638
2 Fixture Bath	1	2,246	1,348

Water/Sewer

2000 Gal Septic	1	7,891	4,735
Water Well, 50 Feet	1	2,237	1,342

Porches

CGEP (1 Story)	64	4,305	2,583
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Deck

Treated Wood	472	6,145	3,687
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Garages

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

Base Cost	320	13,126	7,876
Common Wall: 1 Wall	1	-2,173	-1,304

Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Interior 1 Story	1	4,067	2,440
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Totals: 206,871 124,124

Notes: ORIGINAL AREA LOG WITH CEDAR BRANCH

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Valuation Report

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Parcel Number: 45-006-124-033-00

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ECF (4605 FISHER LAKE) 1.900 => TCV: 235,836

2022 Est. T.C.V. 006-124-033-00 = 397,336

Est. TCV/Total Floor Area = 269.20, Most recent sale 01/12/2016 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
194,700	194,700	194,700	173,732	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	5,733	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,700	198,700	198,700	179,465	179,465	0	

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Valuation Report

DB: 2022Ga

45-006-124-034-00	2022 Est. T.C.V.	SMITH WILLIARD DALE & MARY JO
Property Class: 408		5831 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	66.00	325.00	1.1095	1.0000	3400	100		248,964
66 Actual Front Feet, 0.49 Total Acres					Total Est.		Land Value =	248,964

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	575	0	0
D/W/P: Asphalt Paving	2.68	2800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1925

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1354 SF Floor Area = 2132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	778		
1 Story	Siding	Crawl Space	576		
		Total:		222,993	133,795

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	120	2,876	2,560	*89% Good
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Deck

Treated Wood	320	4,880	2,928
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Garages

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

Base Cost	576	19,279	11,567
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
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Totals: 274,368 165,453

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 314,361

2022 Est. T.C.V. 006-124-034-00 = 568,325

Est. TCV/Total Floor Area = 266.57, Most recent sale 08/28/2007 for 425,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
264,200	264,200	264,200	221,533	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,000	0	0	7,310	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	284,200	284,200	284,200	228,843	228,843	0

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45-006-124-035-01	2022 Est. T.C.V.	CRYSTAL HARBOR MARINA INC
Property Class: 201		5664 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	242.00	315.00	1.0000	0.0000	0	100*	CORNER RIVER LENGTH	0
2122 COMME \$6.00/SQFT		144184	SqFt	6.00000	100			865,102
* denotes lines that do not contribute to the total acreage calculation.								
242 Actual Front Feet, 3.31 Total Acres								Total Est. Land Value = 865,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	34.07	3500	50	59,622
D/W/P: 3.5 Concrete	5.08	175	50	444
D/W/P: Crushed Rock	1.86	30750	50	28,597

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	44		100	0
SEPTIC TANK 1000 GAL	0.00	1	44		100	0
DRAIN FIELD	0.00	1	44		100	0
Total Estimated Land Improvements True Cash Value =						88,663

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

Description of Occupancy: NORTH PT OF BLDG

Costs are taken from the Stores - Retail cost schedules.

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

Class: C Quality: Average

Stories: 1 Story Height: 12 Perimeter: 340

Base Rate for Upper Floors = 118.69

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.44 15%

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.06 85%

Combined Heating System adjustment: 11.62 100%

Adjusted Square Foot Cost for Upper Floors = 130.31

Total Floor Area: 2,400 Base Cost New of Upper Floors = 312,736

Reproduction/Replacement Cost = 312,736

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 197,024

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROODA/WOOSP38L	1.41	175	1.00	50	123
/CI4/ROOC/COMSHO235A	3.50	175	1.00	50	306

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 276,434

Replacement Cost/Floor Area= 130.66 Est. TCV/Floor Area= 115.18

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

Description of Occupancy: ALONG RD

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

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

Class: C Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 152

Base Rate for Upper Floors = 45.73

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.19 100%

Adjusted Square Foot Cost for Upper Floors = 49.92

Total Floor Area: 2,760 Base Cost New of Upper Floors = 137,778

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Reproduction/Replacement Cost = 137,778
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 73,022

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 102,231
Replacement Cost/Floor Area= 49.92 Est. TCV/Floor Area= 37.04

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 302

Base Rate for Upper Floors = 16.67

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.67

Total Floor Area: 4,140 Base Cost New of Upper Floors = 69,014

Reproduction/Replacement Cost = 69,014
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 41,408

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 57,972
Replacement Cost/Floor Area= 16.67 Est. TCV/Floor Area= 14.00

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 300

Base Rate for Upper Floors = 15.98

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 15.98

Total Floor Area: 5,000 Base Cost New of Upper Floors = 79,900

Reproduction/Replacement Cost = 79,900
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 47,940

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 67,116
Replacement Cost/Floor Area= 15.98 Est. TCV/Floor Area= 13.42

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
Description of Occupancy: BOAT SLIP COVER

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 16.88

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.88

Total Floor Area: 3,124 Base Cost New of Upper Floors = 52,733

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Reproduction/Replacement Cost = 52,733
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 31,640

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 5 = 44,296
Replacement Cost/Floor Area= 16.88 Est. TCV/Floor Area= 14.18

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2014
Description of Occupancy: ADJ SLIPS

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 100

Base Rate for Upper Floors = 27.05

Adjusted Square Foot Cost for Upper Floors = 27.05

Total Floor Area: 600 Base Cost New of Upper Floors = 16,230

Reproduction/Replacement Cost = 16,230
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 9,738

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels
Cost # or Height Storys
Item Description Col. Rate SqFt Adj. Adj. Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 6 = 13,633
Replacement Cost/Floor Area= 27.05 Est. TCV/Floor Area= 22.72

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 0
Description of Occupancy: AT RD 100'X50'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 300

Base Rate for Upper Floors = 18.10

Adjusted Square Foot Cost for Upper Floors = 18.10

Total Floor Area: 5,000 Base Cost New of Upper Floors = 90,500

Reproduction/Replacement Cost = 90,500
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 31,675

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

Total Cost New = 0

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Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 7 = 44,345
Replacement Cost/Floor Area= 18.10 Est. TCV/Floor Area= 8.87

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2013
Description of Occupancy: SOUTH BLDG@RD 60'X65'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 250

Base Rate for Upper Floors = 18.32

Adjusted Square Foot Cost for Upper Floors = 18.32

Total Floor Area: 3,900 Base Cost New of Upper Floors = 71,448

Reproduction/Replacement Cost = 71,448
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 25,007

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

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

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 8 = 35,010
Replacement Cost/Floor Area= 18.32 Est. TCV/Floor Area= 8.98

Total Estimated True Cash Value of Commercial/Industrial Buildings = 641,037

2022 Est. T.C.V. 006-124-035-01 = 1,594,802

Est. TCV/Total Floor Area = 59.23

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
779,200	779,200	779,200	335,843	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	11,082	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
797,400	797,400	797,400	346,925	346,925	0	

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45-006-124-036-00	2022 Est. T.C.V.	CONSUMERS ENERGY
Property Class: 301		5615 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 3301.3301 INDUSTRIAL

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	100.00	120.00	1.0000	0.0000	0	100*	0
VOL III CH IND SITE		12000	SqFt	6.30000	80	RATE ADJ FOR ZONING & SIZE: DRAIN FIELD	60,480
* denotes lines that do not contribute to the total acreage calculation.							
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value = 60,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1260	70	1,729
Fencing: Wire Mesh, #9	3.28	168	75	413
Fencing: Gates, Mesh, 5'	517.05	1	75	388
Total Estimated Land Improvements True Cash Value =				2,530

2022 Est. T.C.V. 006-124-036-00 = 63,010

Est. TCV/Total Floor Area = 2.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
31,400	31,400	31,400	8,767	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	289	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,500	31,500	31,500	9,056	9,056	0

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45-006-124-037-00	2022 Est. T.C.V.	COOPER VERLYN F & KATHRYN B
Property Class: 408		5815 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G	\$160000				160000	100		160,000
66 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.33	2000	0	0
Wood Frame	18.51	144	50	1,332

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,832

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	94,850	56,911

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	532		

Water/Sewer					
1000 Gal Septic	1	3,689	2,213		
Water Well, 100 Feet	1	4,764	2,858		

Porches					
CGEP (1 Story)	192	8,266	4,960		

Deck					
Treated Wood	144	2,763	1,658		

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	672	16,666	4,166	*25% Good	

Built-Ins					
Appliance Allow.	1	1,418	851		

Fireplaces					
Interior 1 Story	1	3,573	2,144		

Totals: 136,876 76,293

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 144,957

2022 Est. T.C.V. 006-124-037-00 = 307,789

Est. TCV/Total Floor Area = 305.35, Most recent sale 02/16/1976 for 8,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,400	151,400	151,400	80,749	3.30	

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	2,664	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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153,900	153,900	153,900	83,413	83,413	83,413

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45-006-124-038-00	2022 Est. T.C.V.	IHME ROBERT N JR & RANAE M
Property Class: 408		5865 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "B"	100.00	395.74	0.9533	1.0000	3400	100		324,124	
FISHER LK "C"	21.08	395.74	0.9263	1.0000	3000	50	SURPLUS: ZONING 100 ft	29,291	
121 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value =	353,415

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	80	50	1,646
D/W/P: Asphalt Paving	3.12	4300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	95	7,125
Total Estimated Land Improvements True Cash Value =				8,771

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1902 SF Floor Area = 2712 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,626		
1 Story	Siding	Crawl Space	276		
1 Story	Siding	Overhang	403		
Total:				328,225	278,990

Other Additions/Adjustments

Exterior					
Stone Veneer		64	2,582	2,195	

Plumbing					
Average Fixture(s)		1	1,880	1,598	
3 Fixture Bath		1	5,911	5,024	

Water/Sewer					
1000 Gal Septic		1	4,877	4,145	
Water Well, 200 Feet		1	10,138	8,617	

Porches					
WCP (1 Story)		192	8,778	7,461	

Garages

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

Base Cost	806	41,557	35,323
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
Microwave	1	703	598
Self Clean Range	1	2,109	1,793

Fireplaces

Exterior 1 Story	1	7,378	6,271
Direct-Vented Gas	1	3,805	3,234

Deck

Treated Wood	733	8,730	7,420
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Totals: 428,006 363,802

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 691,224

2022 Est. T.C.V. 006-124-038-00 = 1,053,410

Est. TCV/Total Floor Area = 388.43, Most recent sale 05/05/2004 for 325,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
493,500	493,500	493,500	380,824	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,200	0	0	12,567	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
526,700	526,700	526,700	393,391	393,391	393,391	

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45-006-124-040-02	2022 Est. T.C.V.	AYLSWORTH KATHY A TRUST
Property Class: 202		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value C>					0	100		0
2122 COMME COMM WATERFRONT	53143	SqFt	7.00000	100	LARGER	PARCEL	INFL & LOCATION	372,002
2122 COMME BOAT SLIP USE	5	SqFt	20000.00000	100				100,000
1.22 Total Acres Total Est. Land Value =								472,002

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.72	1366	50	3,907
Total Estimated Land Improvements True Cash Value =				3,907

2022 Est. T.C.V. 006-124-040-02 = 475,909

Est. TCV/Total Floor Area = 175.48, Most recent sale 09/17/2020 for 525,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,800	237,800	237,800	237,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	200	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,000	238,000	238,000	245,647	238,000	0	

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45-006-124-040-03	2022 Est. T.C.V.	IHME INVESTMENTS LLC
Property Class: 202		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
2122 COMME COMM WATERFRONT	69260	SqFt	7.00000	100	LARGER PARCEL INFL		484,823
2122 COMME BOAT SLIP USE	7	SqFt	20000.00000	100			140,000
1.59 Total Acres Total Est. Land Value =							624,823

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.72	1366	50	3,907
Total Estimated Land Improvements True Cash Value =				3,907

2022 Est. T.C.V. 006-124-040-03 = 628,730

Est. TCV/Total Floor Area = 231.83, Most recent sale 09/11/2020 for 625,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
314,200	314,200	314,200	314,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	200	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,400	314,400	314,400	324,568	314,400	0	

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45-006-124-040-04	2022 Est. T.C.V.	ANDERSON BRADLEY W TRUST
Property Class: 202		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
2122 COMME COMM WATERFRONT	48787	SqFt	7.00000	100			341,510
2122 COMME BOAT SLIP USE	1	SqFt	20000.00000	100			20,000
1.12 Total Acres			Total Est. Land Value =				361,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.72	1366	50	3,907
Total Estimated Land Improvements True Cash Value =				3,907

2022 Est. T.C.V. 006-124-040-04 = 365,417

Est. TCV/Total Floor Area = 134.74, Most recent sale 09/11/2020 for 370,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
182,500	182,500	182,500	182,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	200	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,700	182,700	182,700	188,522	182,700	0	

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Valuation Report

DB: 2022Ga

45-006-124-040-11	2022 Est. T.C.V.	EQUITY TRUST COMPANY FBO
Property Class: 408		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FISHER LK "B"	100.00	324.17	0.8258	1.0000	3400	100	
CREEK/WET	115.00	324.17	1.0000	1.0000	150	100	
215 Actual Front Feet, 1.60 Total Acres					Total Est. Land Value =		298,032

2022 Est. T.C.V. 006-124-040-11 = 298,032

Est. TCV/Total Floor Area = 109.89, Most recent sale 06/25/2020 for 368,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,500	132,500	132,500	132,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	4,372	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,000	149,000	149,000	136,872	136,872	0	

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DB: 2022Ga

45-006-124-047-00	2022 Est. T.C.V.	PALEN GRANT T & LINDA J &
Property Class: 408		5910 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	515.00	0.8823	1.0000	3400	100		299,991
FISHER LK "C"	65.00	515.00	0.8185	1.0000	3000	50	SURPLUS: ZONING 100 FT	79,802
165 Actual Front Feet, 1.95 Total Acres								
Total Est. Land Value =								379,792

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 846 SF Floor Area = 1197 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	702		
1 Story	Siding	Crawl Space	144		
Total:				109,928	60,461

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	585		
Water/Sewer					
1000 Gal Septic	1	3,937	2,165		
Water Well, 100 Feet	1	4,880	2,684		

Porches					
CGEP (1 Story)	208	9,811	5,396		
CGEP (1 Story)	36	3,054	1,680		

Deck					
Treated Wood	150	2,898	1,594		

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	308	11,273	6,200		

Built-Ins					
Appliance Allow.	1	1,673	920		

Fireplaces					
Interior 2 Story	1	5,083	2,796		
Totals:			153,601	84,481	

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 160,514

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

(11) Heating System: Forced Air w/o Ducts
Ground Area = 556 SF Floor Area = 556 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	556		
Total:				57,581	31,669

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
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Porches

CGEP (1 Story)	136	6,505	3,578
WPP	120	2,284	1,256
WPP	24	977	537

Deck

Treated Wood	21	797	438
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Totals: 69,031 37,966

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 72,136

2022 Est. T.C.V. 006-124-047-00 = 613,942

Est. TCV/Total Floor Area = 350.22, Most recent sale 11/14/1988 for 30,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,800	278,800	278,800	113,214	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	0	3,736	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
307,000	307,000	307,000	116,950	116,950	0	

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45-006-124-048-00	2022 Est. T.C.V.	MCFERREN DOUGLAS K & KATHRYN C
Property Class: 408		5991 S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	157.50	1.0000	1.0000	3000	100		300,000
100 Actual Front Feet, 0.36 Total Acres								300,000
Total Est. Land Value =								300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	80	50	886
Total Estimated Land Improvements True Cash Value =				886

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1920

(11) Heating System: No Heating/Cooling
Ground Area = 360 SF Floor Area = 360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	360		
Total:				34,997	9,626

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	244		

Water/Sewer					
1000 Gal Septic	1	3,689	1,014		
Water Well, 100 Feet	1	4,764	1,310		

Porches					
WGEF (1 Story)	160	9,445	2,597		

Built-Ins					
Appliance Allow.	1	1,418	390		

Fireplaces					
Wood Stove	1	1,540	423		

Totals: 56,740 15,604

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 29,648

2022 Est. T.C.V. 006-124-048-00 = 330,534

Est. TCV/Total Floor Area = 918.15, Most recent sale 07/08/2021 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
139,700	139,700	139,700	60,412	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,600	0	0	104,888	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,300	165,300	165,300	62,405	165,300	0

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45-006-124-049-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 402		S MILLER HILL RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4019 SEC 1 PRT OF>80A	\$5000	40.00 Acres			5000	100		200,000
		40.00 Total Acres					Total Est. Land Value =	200,000

2022 Est. T.C.V. 006-124-049-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-124-051-00	2022 Est. T.C.V.	DUPONT OLIVIA J TRUST
Property Class: 408		5976 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	1000.10	0.8452	1.0000	3800	100		321,159
FISHER LK "C"	96.00	1000.10	0.7640	1.0000	3000	50	SURPLUS: ZONING 100 ft	110,017
196 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								431,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	5,550.92	1	50	2,775
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				10,275

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace
Ground Area = 649 SF Floor Area = 649 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	649		
Total:				71,710	39,440

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

WGEF (1 Story)	96	7,447	4,096
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Deck

Treated Wood	84	1,971	1,084
Treated Wood	48	1,462	804

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Wood Stove	1	1,859	1,022
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Totals: 99,343 54,637

Notes: CABIN1

ECF (4605 FISHER LAKE) 1.900 => TCV: 103,811

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2256 SF Floor Area = 4071 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1.5 Story	Siding	Crawl Space	2,256		
1 Story	Siding	Overhang	687		
Total:				488,309	390,664
Other Additions/Adjustments					
Exterior					
Brick Veneer			300	5,784	4,627
Basement, Outside Entrance, Below Grade			1	3,684	2,947
Plumbing					
Average Fixture(s)			1	2,867	2,294
3 Fixture Bath			1	9,044	7,235
2 Fixture Bath			1	6,029	4,823
Water/Sewer					
1000 Gal Septic			1	5,290	4,232
Water Well, 100 Feet			1	5,664	4,531
Porches					
WCP (1 Story)			371	15,775	12,620
WGEP (1 Story)			152	15,005	12,004
WCP (1 Story)			112	6,450	5,160
Deck					
Treated Wood			165	3,486	2,789
Treated Wood			20	868	694
Balcony					
Wood Balcony			120	5,761	4,609
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Common Wall: 1 Wall			1	-3,154	-2,523
Door Opener			2	1,324	1,059
Base Cost			1375	74,938	59,950
Built-Ins					
Appliance Allow.			1	5,926	4,741
Fireplaces					
Exterior 1 Story			1	8,453	6,762
Totals:				661,503	529,218

Notes: RESIDENCE

ECF (4605 FISHER LAKE) 1.900 => TCV: 1,005,514

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace
Ground Area = 673 SF Floor Area = 673 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	673		
Total:				70,706	38,887

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	585

Porches

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WGEP (1 Story)	144	9,639	5,301
Deck			
Treated Wood	77	1,870	1,028
Built-Ins			
Appliance Allow.	1	1,673	920
Fireplaces			
Wood Stove	1	1,859	1,022
Totals:		86,811	47,743

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 90,713

2022 Est. T.C.V. 006-124-051-00	=	1,641,489				
Est. TCV/Total Floor Area = 304.37, Most recent sale 11/22/1994 for 335,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
813,200	813,200	813,200	641,234	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	21,160	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
820,700	820,700	820,700	662,394	662,394	576,283	

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45-006-124-052-01	2022 Est. T.C.V.	SCHACKNIES RUTH ANNETTE
Property Class: 408		5778 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * WITH WETLANDS								
FISHER LK "B"	200.00	290.00	0.7598	1.0000	3400	100		516,688
FISHER LK "C"	100.00	290.00	0.6444	1.0000	3000	50	SURPLUS: WETLANDS	96,659
300 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								613,347

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1882 SF Floor Area = 1882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,882		
Total:				181,134	108,680

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Garages

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

Base Cost	600	21,810	13,086
Common Wall: 1 Wall	1	-1,770	-1,062
Door Opener	2	839	503

Built-Ins

Appliance Allow.	1	1,673	1,004
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Porches

WPP	16	692	415
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Deck

w/Roof (Roof portion)	600	7,146	4,288
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 227,745 137,846

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 261,907

2022 Est. T.C.V. 006-124-052-01 = 880,254

Est. TCV/Total Floor Area = 467.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
390,600	390,600	390,600	262,271	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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2,900	46,600	0	2,900	8,654	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
440,100	440,100	440,100	273,825	273,825	273,825

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45-006-124-053-00	2022 Est. T.C.V.	LINSON CM & LINSON AD & JOHNSON JHC
Property Class: 408		5960 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FISHER LK "B"	43.00	515.00	1.2349	1.0000	3400	100	
43 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		180,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	80	50	886
Total Estimated Land Improvements True Cash Value =				886

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 611 SF Floor Area = 755 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	575		
1 Story	Siding	Slab	36		
1 Story	Siding	Overhang	144		
Total:				72,098	19,826

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	887	244

Water/Sewer			
1000 Gal Septic	1	3,689	1,014
Water Well, 100 Feet	1	4,764	1,310

Porches			
WPP	112	2,169	596
WPP	21	855	235

Built-Ins			
Appliance Allow.	1	1,418	390

Totals: 85,880 23,615

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 44,868

2022 Est. T.C.V. 006-124-053-00 = 226,297

Est. TCV/Total Floor Area = 299.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,700	101,700	101,700	72,551	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	2,394	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,100	113,100	113,100	74,945	74,945	74,945	

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45-006-124-054-00	2022 Est. T.C.V.	BRAMMER LAWRENCE F TRUST
Property Class: 408		5940 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	513.00	0.9515	1.0000	3400	100		323,511
FISHER LK "C"	22.00	513.00	0.9235	1.0000	3000	50	SURPLUS: ZONING 100 ft	30,477
122 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								353,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	3200	0	0
D/W/P: 3.5 Concrete	5.70	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Electric Baseboard

Ground Area = 2280 SF Floor Area = 2280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
Total:				236,563	153,766

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WGEP (1 Story)	300	17,124	11,131
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Garages

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

Base Cost	588	26,195	17,027
Common Wall: 2 Wall	1	-4,647	-3,021
Door Opener	1	473	307

Class: C Exterior: Pole (Unfinished)

Base Cost	2400	50,088	32,557
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 345,411 224,516

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 426,580

2022 Est. T.C.V. 006-124-054-00 = 785,318

Est. TCV/Total Floor Area = 344.44

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
363,900	363,900	363,900	147,858	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,800	0	0	4,879	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
392,700	392,700	392,700	152,737	152,737	0

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45-006-125-001-00	2022 Est. T.C.V.	GLEN EDEN LLC
Property Class: 408		4615 W NORTHWOOD DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	294.00	728.41	0.8060	1.0000	15000	100		3,554,423
FISHER LK3200	100.00	382.62	1.0000	1.0000	3200	100	FISHER LAKE	320,000
294 Actual Front Feet, 5.79 Total Acres Total Est. Land Value =								3,874,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.69	808	0	0
D/W/P: Asphalt Paving	3.40	6800	0	0
D/W/P: Flagstone/Sand	25.47	260	0	0
Wood Frame	47.46	50	50	1,186
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	4	100	40,000
Total Estimated Land Improvements True Cash Value =				41,186

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1940

(11) Heating System: Forced Heat & Cool
Ground Area = 1351 SF Floor Area = 1351 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	528		
1 Story	Siding	Basement	823		
Total:				178,296	115,902

Other Additions/Adjustments

Exterior			
Stone Veneer	200	6,568	4,269

Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Porches			
CCP (1 Story)	32	907	590
WCP (1 Story)	36	2,199	1,429

Built-Ins			
Appliance Allow.	1	2,394	1,556

Fireplaces			
Exterior 1 Story	1	5,635	3,663

Totals: 201,296 130,852

Notes: 4615 W NORTHWOOD DR, AT ROAD

ECF (4134 BIG GLEN) 1.900 => TCV: 248,619

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

(11) Heating System: Forced Heat & Cool
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Crawl Space	320		
			Total:	40,658	26,427
Other Additions/Adjustments					
Exterior					
	Stone Veneer		20	657	427
Plumbing					
	Average Fixture(s)		1	1,277	830
Deck					
	Treated Wood		66	1,780	1,157
Built-Ins					
	Appliance Allow.		1	2,394	1,556
Fireplaces					
	Exterior 1 Story		1	5,635	3,663
Porches					
	WCP (1 Story)		16	1,045	679
			Totals:	53,446	34,739
Notes: MIDDLE BUILDING BETWEEN GUEST HOUST AND PRIMARY RESIDENCE					
			ECF (4134 BIG GLEN) 1.900 => TCV:		66,004

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 3929 SF Floor Area = 5000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	3,080		
1.25 Story	Siding	Crawl Space	849		
1 Story	Siding	Overhang	89		
			Total:	684,326	547,460
Other Additions/Adjustments					
Exterior					
	Stone Veneer		400	17,900	14,320
Plumbing					
	Average Fixture(s)		1	2,867	2,294
	3 Fixture Bath		3	27,132	21,706
	2 Fixture Bath		1	6,029	4,823
	Extra Sink		1	1,501	1,201
Water/Sewer					
	1000 Gal Septic		1	5,290	4,232
	Water Well, 100 Feet		1	5,664	4,531
Porches					
	CCP (1 Story)		64	2,296	1,837
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
	Base Cost		841	50,645	40,516
	Common Wall: 1 Wall		1	-3,154	-2,523
	Door Opener		2	1,324	1,059
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
	Storage Over Garage		650	12,181	9,745

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Door Opener	2	1,324	1,059
Base Cost	1325	72,213	57,770

Built-Ins			
Appliance Allow.	1	5,926	4,741

Fireplaces			
Interior 2 Story	1	8,308	6,646

Deck			
w/Roof (Roof portion)	157	3,551	2,841

Totals:	905,323	724,258
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Notes: 4551 - PRIMARY RES AT GLEN LAKE

ECF (4134 BIG GLEN) 1.900 => TCV: 1,376,090

2022 Est. T.C.V. 006-125-001-00 = 5,606,322

Est. TCV/Total Floor Area = 840.40

2021 Assessed MBOR S.E.V.

2,701,100 2,701,100 2,701,100

2022 New Eq. Adjustment Loss

0 102,100 0

2022 Assessed MBOR S.E.V.

2,803,200 2,803,200 2,803,200

Base for Cap

2,198,738

C.P.I.

3.30

Additions

0

Tax Adjustment

72,558

Losses

0

Capped

2,271,296

->Taxable<-

2,271,296

PRE/MBT

0

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45-006-125-002-00	2022 Est. T.C.V.	WELLS CLIFFORD & MARY REV LIV TRUST
Property Class: 408		4413 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	90.00	275.88	1.0213	0.8860	8000	100		651,534
90 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =			651,534

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	78,107	42,959

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
Separate Shower	1	904	497

Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 100 Feet	1	4,764	2,620

Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Interior 1 Story	1	3,573	1,965
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Totals: 93,342 51,338

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 97,542

2022 Est. T.C.V. 006-125-002-00 = 751,576

Est. TCV/Total Floor Area = 939.47, Most recent sale 05/23/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
371,800	371,800	371,800	317,455	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	10,476	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
375,800	375,800	375,800	327,931	327,931	0

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45-006-125-003-00	2022 Est. T.C.V.	GASS JUDITH E & GASS MARY ELLEN
Property Class: 408		4411 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK3200	200.00	297.41	1.0000	1.0000	3200	100		640,000
GRADE"C" 8000	90.00	297.41	0.8082	0.9049	8000	50	SURPLUS & EXCESS	263,277
290 Actual Front Feet, 1.98 Total Acres								
Total Est. Land Value =								903,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1265 SF Floor Area = 1265 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,265		
Total:				142,307	85,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	271	3,867	2,320
CPP	96	1,704	1,022
WPP	160	3,477	2,086

Garages

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

Base Cost	600	19,830	11,898
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 193,745 116,245

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 220,866

2022 Est. T.C.V. 006-125-003-00 = 1,125,643

Est. TCV/Total Floor Area = 889.84

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
553,800	553,800	553,800	288,711	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,000	0	0	9,527	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
562,800	562,800	562,800	298,238	298,238	0

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45-006-125-004-00	2022 Est. T.C.V.	GORDON DANIEL A & MARGUERITE
Property Class: 408		4393 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	248.00	0.6444	1.0000	3000	100		193,318
RURAL 600/FF	50.00	248.00	1.0000	1.0000	600	50	SURPLUS: ZONING & PURC	15,000
RURAL 600/FF	150.00	306.60	1.0000	1.0000	600	100		90,000
300 Actual Front Feet, 1.91 Total Acres Total Est. Land Value =								298,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	40	97	625
D/W/P: 4in Ren. Conc.	8.88	108	100	959
Total Estimated Land Improvements True Cash Value =				1,584

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 668 SF Floor Area = 1586 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	668		
1 Story	Siding	Overhang	250		
Total:				196,224	190,338

Other Additions/Adjustments

Exterior					
Stone Veneer		270	10,895		10,568

Plumbing					
Average Fixture(s)		1	1,880		1,824
3 Fixture Bath		1	5,911		5,734

Water/Sewer					
1000 Gal Septic		1	4,877		4,731
Water Well, 100 Feet		1	5,403		5,241

Porches					
WCP (1 Story)		53	3,528		3,422
CCP (1 Story)		108	3,346		3,246

Deck					
Treated Wood		108	2,495		2,420

Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		323	22,022		21,361
Common Wall: 2 Wall		1	-5,388		-5,226
Door Opener		2	1,182		1,147

Built-Ins					
Appliance Allow.		1	3,439		3,336

Fireplaces					
Prefab 1 Story		1	3,172		3,077

Totals: 258,986 251,219

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 477,316

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2022	Est. T.C.V.	006-125-004-00	=	777,218		
Est. TCV/Total Floor Area = 490.05, Most recent sale 08/28/2009 for 600,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	366,800	366,800	366,800	337,555	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,800	0	0	11,139	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	388,600	388,600	388,600	348,694	348,694	0

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45-006-125-005-10	2022 Est. T.C.V.	JJ&P REAL ESTATE LLC
Property Class: 408		4405 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	274.30	0.8065	1.0000	3000	100		241,952
FISHER LK "C"	71.19	274.30	0.8065	1.0000	3000	50	SURPLUS: ZONING 100 ft	86,123
171 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								328,075

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	160	0	0
Wood Frame	43.47	39	50	847
Wood Frame	43.47	39	50	847
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,694

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2021

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1854 SF Floor Area = 3244 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,854		
Total:				374,882	371,133

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	3	17,733	17,556

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 50 Feet	1	2,527	2,502

Porches

WPP	160	4,360	4,316
WSEP (1 Story)	410	20,955	20,745

Deck

Treated Wood	196	3,765	3,727
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Built-Ins

Appliance Allow.	1	3,439	3,405
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Totals: 439,117 434,725

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 825,978

2022 Est. T.C.V. 006-125-005-10 = 1,160,747

Est. TCV/Total Floor Area = 357.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
498,400	498,400	498,400	409,048	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
42,200	39,800	0	42,200	13,498	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
580,400	580,400	580,400	464,746	464,746	0	

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45-006-125-005-20	2022 Est. T.C.V.	GORDON DANIEL A & MARGUERITE
Property Class: 402		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
W GLEN EDEN DR	100.00	326.70	1.0000	1.0000	1800	100		180,000	
W GLEN EDEN DR	40.00	326.76	1.0000	1.0000	1800	50	SURPLUS: ZONING 100 ft	36,000	
140 Actual Front Feet, 1.05 Total Acres								Total Est. Land Value =	216,000

2022 Est. T.C.V. 006-125-005-20 = 216,000

Est. TCV/Total Floor Area = 66.58, Most recent sale 08/28/2009 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,000	90,000	90,000	74,395	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,000	0	2,455	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,000	108,000	108,000	76,850	76,850	0	

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45-006-125-006-00	2022 Est. T.C.V.	HAGERTY COTTAGE LLC
Property Class: 409		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE"C" 8000	100.00	219.54	0.9364	0.8311	8000	100		622,632	
GRADE"C" 8000	38.89	219.54	0.9364	0.8311	8000	50	SURPLUS: ZONING 100 ft	121,071	
139 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value =	743,703

2022 Est. T.C.V. 006-125-006-00 = 743,703

Est. TCV/Total Floor Area = 229.25, Most recent sale 03/11/2010 for 775,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
371,900	371,900	371,900	349,140	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	11,521	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
371,900	371,900	371,900	360,661	360,661	0	

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45-006-125-008-00	2022 Est. T.C.V.	HALEY PETER G TRUST
Property Class: 408		4541 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	184.74	0.8750	1.0000	15000	100		1,312,455
GROUP A 15000	95.00	184.74	0.8750	1.0000	15000	50	SURPLUS: ZONING 100 ft	623,416
195 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								1,935,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Landscaping: Spreading Plants	1.21	10000	0	0
D/W/P: Asphalt Paving	2.68	6500	0	0
D/W/P: 4in Concrete	6.03	535	0	0
Wood Frame	19.53	574	50	5,605
Wood Frame	21.11	225	50	2,375
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				15,480

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B -5 Blt 1991

(11) Heating System: Heat Pump
Ground Area = 3293 SF Floor Area = 4116 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,960		
1.25 Story	Siding	Crawl Space	1,333		
Total:				595,566	416,960

Other Additions/Adjustments

Exterior			
Stone Veneer	300	13,425	9,397

Plumbing			
Average Fixture(s)	1	2,867	2,007
3 Fixture Bath	2	18,088	12,662
2 Fixture Bath	1	6,029	4,220
Separate Shower	1	2,749	1,924

Water/Sewer			
1000 Gal Septic	1	5,290	3,703
Water Well, 150 Feet	1	8,366	5,856

Porches			
CPP	25	757	530
CPP	20	587	411

Deck			
Treated Wood	240	4,471	3,130

Garages

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

Base Cost	648	42,295	29,606
Door Opener	2	1,324	927
Stone Veneer	72	3,222	2,255

Class: C Exterior: Pole (Unfinished)

Base Cost	768	17,748	12,424
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Built-Ins			
Appliance Allow.	1	5,926	4,148

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Fireplaces

Interior 1 Story	1	6,826	4,778
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Totals:	735,536	514,938
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 978,382

2022 Est. T.C.V. 006-125-008-00 = 2,929,733

Est. TCV/Total Floor Area = 711.79, Most recent sale 09/02/2005 for 3,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,456,500	1,456,500	1,456,500	1,137,091	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	37,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,464,900	1,464,900	1,464,900	1,174,615	1,174,615	0	

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45-006-125-009-00	2022 Est. T.C.V.	SMITH BARBARA JEAN TRUST
Property Class: 408		4515 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	276.00	0.9457	1.0000	3800	100		359,382
FISHER LK "C"	25.00	276.00	0.9146	1.0000	3000	50	SURPLUS: ZONING 100 ft	34,298
125 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								393,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	35.28	80	50	1,411
D/W/P: 4in Ren. Conc.	6.36	144	100	916

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,827

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1692 SF Floor Area = 1692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,692		
Total:				160,503	104,326

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
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Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches

CCP (1 Story)	150	3,225	2,096
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Deck

Treated Wood	331	4,876	3,169
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Garages

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

Base Cost	678	19,276	12,529
Door Opener	2	839	545

Class: CD Exterior: Pole (Unfinished)

Base Cost	392	9,851	6,403
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Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	408	15,231	9,900
Common Wall: 1 Wall	1	-2,173	-1,412
Door Opener	1	420	273

Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Interior 1 Story	1	4,067	2,644
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Totals: 227,669 147,983

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 281,168

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2022	Est. T.C.V.	006-125-009-00		=	679,675	
Est. TCV/Total Floor Area = 401.70						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	315,200	315,200	315,200	295,834	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	7,700	16,900	0	7,700	9,762	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	339,800	339,800	339,800	313,296	313,296	313,296

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Valuation Report

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45-006-125-010-00	2022 Est. T.C.V.	TUBERGEN LUKE B
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NORTHWOOD 900	202.00	1186.04	0.8098	1.2268	900	100	180,623
202 Actual Front Feet, 5.50 Total Acres Total Est. Land Value =							180,623

2022 Est. T.C.V. 006-125-010-00 = 180,623

Est. TCV/Total Floor Area = 106.75, Most recent sale 07/10/2019 for 3,500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100,000	100,000	100,000	100,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,700	0	0	-9,700	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,300	90,300	90,300	103,300	90,300	0

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Valuation Report

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45-006-125-011-00	2022 Est. T.C.V.	GORDON DAVID S & PENELOPE P &
Property Class: 408		6095 S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "A"	100.00	824.74	0.9036	1.0000	3800	100		343,369	
FISHER LK "A"	50.00	842.74	0.9036	1.0000	3800	50	SURPLUS: ZONING 100 ft	85,842	
150 Actual Front Feet, 2.86 Total Acres								Total Est. Land Value = 429,211	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1656 SF Floor Area = 1656 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,656		
Total:				171,194	94,156

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Deck

Treated Wood	280	4,472	2,460
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Garages

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

Base Cost	754	23,374	12,856
Common Wall: 1 Wall	1	-1,920	-1,056

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

Base Cost	576	19,279	10,603
Door Opener	1	473	260

Class: C Exterior: Pole (Unfinished)

Base Cost	742	17,341	9,538
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Porches

CCP (1 Story)	24	1,046	575
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Totals: 256,803 141,241

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 268,358

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2022	Est. T.C.V.	006-125-011-00	=	700,069		
Est. TCV/Total Floor Area = 422.75, Most recent sale 09/21/2012 for 610,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	325,500	325,500	325,500	313,731	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,000	15,500	0	9,000	10,353	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	350,000	350,000	350,000	333,084	333,084	333,084

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45-006-125-012-00	2022 Est. T.C.V.	GORDON PENELOPE PATTON TRUST
Property Class: 408		4985 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	343.38	0.9355	1.0000	15000	50	INTEREST SPLIT	701,649
GROUP A 15000	39.54	343.38	0.9355	1.0000	15000	25	SURPLUS&INT SPLIT	138,726
140 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								840,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Electric Baseboard
Ground Area = 2162 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,490		
1 Story	Siding	Crawl Space	672		
Total:				237,231	88,961

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	479
3 Fixture Bath	3	12,059	4,522

Water/Sewer

1000 Gal Septic	1	4,209	1,578
Water Well, 100 Feet	1	5,025	1,884

Deck

Treated Wood	32	1,215	456
Treated Wood	220	3,819	1,432

Garages

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

Base Cost	576	21,462	8,048
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Built-Ins

Appliance Allow.	1	2,394	898
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Totals: 288,691 108,258

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 205,690

2022 Est. T.C.V. 006-125-012-00 = 1,051,065

Est. TCV/Total Floor Area = 486.15, Most recent sale 05/05/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
522,100	522,100	522,100	200,953	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	6,631	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
525,500	525,500	525,500	207,584	207,584	0	

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Valuation Report

DB: 2022Ga

45-006-125-012-01	2022 Est. T.C.V.	MEYERS ANN P
Property Class: 408		4985 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	343.38	0.9355	1.0000	15000	50	INTEREST SPLIT	701,649
GROUP A 15000	39.54	343.38	0.9355	1.0000	15000	25	SURPLUS & INTEREST SPLIT	138,726
140 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								840,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Electric Baseboard
Ground Area = 2162 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,490		
1 Story	Siding	Crawl Space	672		
Total:				237,231	88,961

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	479
3 Fixture Bath	3	12,059	4,522

Water/Sewer

1000 Gal Septic	1	4,209	1,578
Water Well, 100 Feet	1	5,025	1,884

Deck

Treated Wood	32	1,215	456
Treated Wood	220	3,819	1,432

Garages

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

Base Cost	576	21,462	8,048
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Built-Ins

Appliance Allow.	1	2,394	898
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Totals: 288,691 108,258

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 205,690

2022 Est. T.C.V. 006-125-012-01 = 1,051,065

Est. TCV/Total Floor Area = 486.15

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
522,100	522,100	522,100	200,954	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	6,631	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
525,500	525,500	525,500	207,585	207,585	0	

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45-006-125-013-00	2022 Est. T.C.V.	SELBY BENJAMIN J & CAROLYN L
Property Class: 409		S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FISHER LK "A"	100.00	850.00	1.0000	1.0000	3800	100	
100 Actual Front Feet,	1.95	Total Acres			Total Est. Land Value =		
							Value
							380,000
							380,000

2022 Est. T.C.V. 006-125-013-00	=	380,000
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Est. TCV/Total Floor Area = 175.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,000	180,000	180,000	60,297	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	1,989	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,000	190,000	190,000	62,286	62,286	62,286	

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Valuation Report

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45-006-125-014-00	2022 Est. T.C.V.	TITUSKIN WILLIAM & ELIZABETH
Property Class: 408		6121 S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
FISHER LK "A"	100.00	900.00	1.0000	1.0000	3800	100	380,000
100 Actual Front Feet, 2.07 Total Acres					Total Est. Land Value =		380,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1278 SF Floor Area = 1278 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,278		
Total:				142,899	85,741

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	766

Water/Sewer			
1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches			
WCP (1 Story)	80	3,674	2,204

Deck			
Treated Wood	210	3,700	2,220

Garages			
Class: C Exterior: Pole (Unfinished)			
Door Opener	2	946	568
Base Cost	1200	25,044	15,026

Built-Ins			
Appliance Allow.	1	2,394	1,436

Fireplaces			
Interior 1 Story	1	4,619	2,771

Totals: 193,787 116,272

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 220,917

2022 Est. T.C.V. 006-125-014-00 = 603,417

Est. TCV/Total Floor Area = 472.16

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
288,000	288,000	288,000	112,829	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	3,723	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,700	301,700	301,700	116,552	116,552	116,552	

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Valuation Report

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45-006-125-017-00	2022 Est. T.C.V.	TUBERGEN LUKE B
Property Class: 402		4973 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 15000	100.00	324.93	0.8842	1.0000	15000	100		1,326,346	
GROUP A 15000	85.00	324.93	0.8842	1.0000	15000	50	SURPLUS: ZONING 100 ft	563,697	
185 Actual Front Feet, 1.38 Total Acres								Total Est. Land Value = 1,890,043	

2022 Est. T.C.V. 006-125-017-00 = 1,890,043

Est. TCV/Total Floor Area = 1478.91, Most recent sale 07/10/2019 for 3,500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,516,700	1,516,700	1,516,700	1,473,950	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,100	581,800	0	29,982	565,401
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
945,000	945,000	945,000	938,531	938,531	0	

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45-006-125-018-00	2022 Est. T.C.V.	MARTIN VAN W & SHARON C
Property Class: 408		4859 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP A 15000	100.00	336.94	0.9221	1.0000	15000	100		1,383,162
GROUP A 15000	50.00	336.94	0.9221	1.0000	15000	50	SURPLUS: ZONING 100 ft	345,790
ROAD FRONT 1000	150.00	1071.93	1.0000	1.0000	1000	100	ACROSS STREET	150,000
150 Actual Front Feet, 4.85 Total Acres								Total Est. Land Value = 1,878,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2786 SF Floor Area = 4876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,786		
Total:				946,307	757,044

Other Additions/Adjustments

Exterior					
Stone Veneer		300	14,889		11,911

Plumbing

Average Fixture(s)	1	3,547	2,838
3 Fixture Bath	1	11,172	8,938
2 Fixture Bath	1	7,448	5,958
Separate Shower	1	3,204	2,563

Water/Sewer

1000 Gal Septic	1	5,822	4,658
Water Well, 100 Feet	1	6,013	4,810

Porches

CCP (1 Story)	184	9,049	7,239
CCP (1 Story)	45	2,406	1,925
CSEP (1 Story)	299	20,374	16,299
CCP (1 Story)	568	26,673	21,338
WPP	72	3,460	2,768

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	864	19,345	15,476

Built-Ins

Appliance Allow.	1	8,366	6,693
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Fireplaces

Interior 2 Story	1	9,411	7,529
Exterior 1 Story	1	9,644	7,715

Totals: 1,107,130 885,702

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,682,834

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Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls A Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	468		
			Total:	70,532	56,426

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,547	2,838

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	936	71,248	56,998
Door Opener	2	1,490	1,192
Totals:		146,817	117,454

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 223,163

2022 Est. T.C.V. 006-125-018-00 = 3,794,949

Est. TCV/Total Floor Area = 710.13

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,874,000	1,874,000	1,874,000	709,761	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	0	23,422	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,897,500	1,897,500	1,897,500	733,183	733,183	733,183	

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45-006-125-019-00	2022 Est. T.C.V.	SMITH FAMILY TRUST
Property Class: 408		6141 S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	850.87	0.8895	1.0000	3800	100		338,017
FISHER LK "A"	59.73	850.87	0.8895	1.0000	3800	50	SURPLUS: ZONING 100 ft	100,944
160 Actual Front Feet,	3.12	Total Acres			Total Est.		Land Value =	438,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements			True Cash Value =	10,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 2471 SF Floor Area = 3488 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	2,033		
1 Story	Siding	Crawl Space	438		
		Total:		452,774	362,219

Other Additions/Adjustments

Exterior				
Stone Veneer	200	8,070	6,456	

Plumbing				
Average Fixture(s)	1	1,880	1,504	
3 Fixture Bath	2	11,822	9,458	

Water/Sewer				
1000 Gal Septic	1	4,877	3,902	
Water Well, 100 Feet	1	5,403	4,322	

Porches				
WCP (1 Story)	98	5,206	4,165	
WCP (1 Story)	360	13,565	10,852	

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Finished)				
Storage Over Garage	1142	10,461	8,369	
Door Opener	2	745	596	
Base Cost	1271	38,549	30,839	

Built-Ins				
Appliance Allow.	1	3,439	2,751	

Fireplaces				
Exterior 2 Story	1	8,947	7,158	

Deck				
Treated Wood	998	11,886	9,509	

Local Cost Items				
SOLAR POWER <150KW	1	1	1	*100% Good

Totals: 577,625 462,101

Notes:

Parcel Number: 45-006-125-019-00

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ECF (4605 FISHER LAKE) 1.900 => TCV: 877,992

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 14.10

Adjusted Square Foot Cost for Upper Floors = 14.10

Total Floor Area: 1,620 Base Cost New of Upper Floors = 22,842

Reproduction/Replacement Cost = 22,842

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 17,817

ECF (4605 FISHER LAKE) 1.700 => TCV of Bldg: 1 = 30,288

Replacement Cost/Floor Area= 14.10 Est. TCV/Floor Area= 18.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 30,288

2022 Est. T.C.V. 006-125-019-00 = 1,357,241

Est. TCV/Total Floor Area = 265.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
651,200	651,200	651,200	275,924	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,400	0	0	9,105	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
678,600	678,600	678,600	285,029	285,029	285,029	

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Valuation Report

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45-006-125-020-00	2022 Est. T.C.V.	BELLOWS RANDALL F & JEFFREY A
Property Class: 408		4873 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	307.85	0.8894	1.0000	15000	100		1,334,079
GROUP A 15000	79.70	307.85	0.8894	1.0000	15000	50	SURPLUS: ZONING 100 ft	531,631
180 Actual Front Feet, 1.27 Total Acres								
Total Est. Land Value =								1,865,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Electric Baseboard
Ground Area = 3156 SF Floor Area = 3156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,156		
Total:				312,866	200,234

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
3 Fixture Bath	1	4,020	2,573
2 Fixture Bath	1	2,690	1,722

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Porches

CCP (1 Story)	316	6,706	4,292
CPP	301	4,130	2,643
CPP	57	1,161	743
WSEP (2 Story)	117	9,390	6,010

Deck

Treated Wood	98	2,189	1,401
Treated Wood	954	10,723	6,863

Garages

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

Base Cost	419	15,449	9,887
Common Wall: 1 Wall	1	-1,920	-1,229

Built-Ins

Appliance Allow.	1	2,394	1,532
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Fireplaces

Interior 1 Story	2	9,237	5,912
Exterior 1 Story	1	5,635	3,606

Totals: 395,181 252,916

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 480,540

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 872 SF Floor Area = 872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	872		
			Total:	90,597	54,359

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	638

Porches					
CCP (1 Story)			33	858	515
CPP			179	2,569	1,541

Built-Ins					
Appliance Allow.			1	1,673	1,004

Totals: 96,761 58,057

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 110,308

2022 Est. T.C.V. 006-125-020-00 = 2,464,058

Est. TCV/Total Floor Area = 611.73, Most recent sale 06/26/1984 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,207,800	1,207,800	1,207,800	430,357	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	0	14,201	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,232,000	1,232,000	1,232,000	444,558	444,558	0	

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45-006-125-021-00	2022 Est. T.C.V.	SELBY BENJAMIN J & CAROLYN L
Property Class: 408		6161 S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "A"	100.00	790.27	0.8939	1.0000	3800	100		339,694	
FISHER LK "A"	56.60	790.27	0.8939	1.0000	3800	50	SURPLUS: ZOINING 100 ft	96,128	
157 Actual Front Feet, 2.84 Total Acres Total Est. Land Value =								435,822	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	120	50	2,228

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,728

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = 1896 SF Floor Area = 2370 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,896		
Total:				266,498	186,554

Other Additions/Adjustments

Exterior					
Brick Veneer	136	2,022	1,415		

Plumbing					
Average Fixture(s)	1	1,277	894		
3 Fixture Bath	1	4,020	2,814		

Water/Sewer					
1000 Gal Septic	1	4,209	2,946		
Water Well, 100 Feet	1	5,025	3,517		

Porches					
WPP	88	2,409	1,686		
CCP (1 Story)	17	741	519		

Deck					
Treated Wood	132	2,730	1,911		
Treated Wood	160	3,094	2,166		
Treated Wood	252	4,168	2,918		
Treated Wood	91	2,108	1,476		

Built-Ins					
Appliance Allow.	1	2,394	1,676		

Fireplaces					
Interior 1 Story	1	4,619	3,233		

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	225	9,779	6,845		

Carports					
Comp.Shingle	225	3,191	2,234		
Comp.Shingle	225	3,191	2,234		

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Totals: 321,475 225,038

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 427,572

2022 Est. T.C.V. 006-125-021-00 = 868,122

Est. TCV/Total Floor Area = 366.30, Most recent sale 09/26/1997 for 430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
415,300	415,300	415,300	143,304	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	4,729	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,100	434,100	434,100	148,033	148,033	148,033	

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45-006-125-022-00	2022 Est. T.C.V.	LANPHIER FAMILY TRUST
Property Class: 408		4927 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	1278.17	0.9544	1.0000	15000	100		1,431,563
GROUP A 15000	26.30	1278.17	0.9544	1.0000	15000	50	SURPLUS: ZONING 100 ft	188,251
126 Actual Front Feet, 3.71 Total Acres Total Est. Land Value =								1,619,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	1000	0	0
D/W/P: Flagstone/Sand	25.47	500	0	0
D/W/P: 4in Ren. Conc.	10.04	560	0	0
D/W/P: Flagstone/Sand	25.47	160	0	0
Wood Frame	30.95	219	50	3,389
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				13,389

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2743 SF Floor Area = 3429 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,743		
Total:				474,901	427,412

Other Additions/Adjustments

Exterior			
Stone Veneer	20	895	805

Plumbing			
Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	3	27,132	24,419
2 Fixture Bath	1	6,029	5,426
Separate Shower	1	2,749	2,474

Water/Sewer			
1000 Gal Septic	1	5,290	4,761
Water Well, 100 Feet	1	5,664	5,098

Porches			
WCP (1 Story)	36	2,897	2,607
WCP (1 Story)	36	2,897	2,607
CPP	178	4,060	3,654
CPP	79	2,028	1,825
CSEP (1 Story)	115	6,856	6,170
CPP	930	16,368	14,731

Balcony			
Wood Balcony	100	4,801	4,321

Garages			
Class: B Exterior: Pole (Unfinished)			
Door Opener	3	1,986	1,787
Base Cost	2047	66,875	60,187
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	467	33,596	30,236
Door Opener	1	662	596

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Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

Interior 1 Story	1	6,826	6,143
Interior 2 Story	1	8,308	7,477

Deck

w/Roof (Roof portion)	160	3,611	3,250
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Totals: 693,224 623,899

Notes: 2015 REBUILD STUDS, ROOF STRUCTURE, FOUNDATION, MANY ORIGINAL FLOOR BOARDS REMAIN.

ECF (4134 BIG GLEN) 1.900 => TCV: 1,185,408

2022 Est. T.C.V. 006-125-022-00 = 2,818,611

Est. TCV/Total Floor Area = 821.99, Most recent sale 02/07/2014 for 2,750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,390,800	1,390,800	1,390,800	1,266,040	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,500	0	0	41,779	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,409,300	1,409,300	1,409,300	1,307,819	1,307,819	1,307,819

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45-006-125-023-00	2022 Est. T.C.V.	CARLTON CATHERINE
Property Class: 408		6069 S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	500.00	1.0000	1.0000	3800	100		380,000
100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								380,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.95	100	50	1,247
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,747

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

(11) Heating System: Electric Baseboard
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	880		
1 Story	Siding	Slab	520		
Total:				152,978	99,436

Other Additions/Adjustments

Exterior				
Brick Veneer	300	4,461	2,900	

Plumbing				
Average Fixture(s)	1	1,277	830	
3 Fixture Bath	1	4,020	2,613	

Water/Sewer				
1000 Gal Septic	1	4,209	2,736	
Water Well, 100 Feet	1	5,025	3,266	

Garages

Class: C Exterior: Pole (Unfinished)				
Door Opener	1	473	307	
Base Cost	1200	25,044	16,279	

Built-Ins

Appliance Allow.	1	2,394	1,556	
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Deck				
Treated Wood	800	8,992	5,845	

Totals: 208,873 135,768

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 257,958

2022 Est. T.C.V. 006-125-023-00 = 641,705

Est. TCV/Total Floor Area = 458.36, Most recent sale 07/02/2019 for 510,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
260,500	260,500	260,500	253,601	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
47,500	12,900	0	47,500	8,368	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
320,900	320,900	320,900	309,469	309,469	0

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45-006-125-023-10	2022 Est. T.C.V.	MELVILLE DOUGLAS A & MARJORIE
Property Class: 408		6067 S FISHER RD
Map #: 46	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
FISHER LK "C"	92.00	240.00	1.0000	1.0000	3000	100	276,000
92 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		276,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,726

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1572 SF Floor Area = 1572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
1 Story	Siding	Slab	440		
Total:				162,106	97,255

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	80	1,995	1,197
CCP (1 Story)	100	2,427	1,456

Deck

Treated Wood	390	5,554	3,332
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	840	18,942	11,365
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
Wood Stove	1	2,208	1,325

Totals: 214,776 128,855

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 244,825

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 576 SF Floor Area = 576 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	576		
			Total:	63,610	38,166

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	638

Porches					
CCP (1 Story)			40	1,004	602

Fireplaces					
Wood Stove			1	1,859	1,115

Totals:				67,537	40,521
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Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 76,990

2022 Est. T.C.V. 006-125-023-10 = 601,541

Est. TCV/Total Floor Area = 280.05

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,300	272,300	272,300	116,982	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,500	0	0	3,860	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,800	300,800	300,800	120,842	120,842	0	

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45-006-125-024-00	2022 Est. T.C.V.	MORLEY DAVID L & CHERYL P
Property Class: 408		4727 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	350.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Slat, 6'	45.60	80	0	0
D/W/P: Asphalt Paving	3.40	3500	0	0
D/W/P: Flagstone/Sand	25.47	600	0	0
Retaining Wall: Brick, 12 in.	49.09	20	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

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

(11) Heating System: Forced Heat & Cool

Ground Area = 2337 SF Floor Area = 4300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,337		
1 Story	Siding	Overhang	210		
Total:				583,925	543,049

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,666
3 Fixture Bath	3	27,132	25,233
2 Fixture Bath	1	6,029	5,607
Separate Shower	1	2,749	2,557

Water/Sewer

2000 Gal Septic	1	10,315	9,593
Water Well, 100 Feet	1	5,664	5,268

Porches

CGEP (1 Story)	446	31,943	29,707
CCP (1 Story)	83	2,916	2,712
CCP (1 Story)	128	4,351	4,046
CPP	45	1,241	1,154

Garages

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

Common Wall: 1 Wall	1	-3,154	-2,933
Door Opener	3	1,986	1,847
Base Cost	1065	58,043	53,980

Built-Ins

Appliance Allow.	1	5,926	5,511
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Fireplaces

Interior 2 Story	1	8,308	7,726
Raised Hearth	1	744	692

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 753,985 701,265

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,332,404

2022 Est. T.C.V. 006-125-024-00 = 2,841,904

Est. TCV/Total Floor Area = 660.91, Most recent sale 04/11/2014 for 840,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,379,700	1,379,700	1,379,700	1,088,749	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,300	0	0	35,928	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,421,000	1,421,000	1,421,000	1,124,677	1,124,677	0	

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45-006-125-025-00	2022 Est. T.C.V.	MILLER ELIZABETH TUDOR & PINKERTON
Property Class: 408		4548 W NORTHWOOD DR
Map #: 46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	400.00	464.98	0.6944	1.0000	3400	100		944,434
RURAL ROAD	30.00	464.98	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	7,500
430 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								951,934

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	6400	0	0
Wood Frame	19.70	381	50	3,753

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				13,753

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2557 SF Floor Area = 2557 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,557		
Total:				240,798	132,455

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	2,211
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Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WPP	96	2,461	1,354
WPP	381	5,547	3,051

Garages

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

Door Opener	1	473	260
Base Cost	1159	32,255	17,740

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

Base Cost	597	19,761	10,869
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals: 322,578 177,435

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 337,127

2022 Est. T.C.V. 006-125-025-00 = 1,302,814

Est. TCV/Total Floor Area = 509.51, Most recent sale 01/25/2022 for 3,500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
604,800	604,800	604,800	209,450	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	46,600	0	0	6,911	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
651,400	651,400	651,400	216,361	216,361	0

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45-006-125-025-10	2022 Est. T.C.V.	TUBERGEN PROPERTIES LLC
Property Class: 402		W NORTHWOOD DR
Map #: 46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1260	282.90	354.15	1.0000	1.0000	1260	100	356,450
283 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =								356,450

2022 Est. T.C.V. 006-125-025-10 = 356,450

Est. TCV/Total Floor Area = 139.40, Most recent sale 06/03/2016 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
177,800	177,800	177,800	177,800	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	400	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,200	178,200	178,200	183,667	178,200	0

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45-006-125-025-20	2022 Est. T.C.V.	TUBERGEN JERRY L LIVING TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NORTHWOODS	1260	297.63	343.94	1.0000	1.0000	1260 100	375,011
298 Actual Front Feet, 2.35 Total Acres Total Est. Land Value =							375,011

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

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =		0
Eff.Age:0	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0	
Total Depreciated Cost =		0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	2400	1.00	97	14,294

ECF (4031 RURAL) 1.650 => TCV of Bldg: 1 = 23,585

Total Estimated True Cash Value of Commercial/Industrial Buildings = 23,585

2022 Est. T.C.V. 006-125-025-20 = 398,596

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/27/2005 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
176,000	176,000	176,000	68,110	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,300	0	0	2,247	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,300	199,300	199,300	70,357	70,357	0

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45-006-125-026-00	2022 Est. T.C.V.	MILLER KEITH W & ELAINE L TRUST
Property Class: 408		4805 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.33	325.62	0.9993	1.0000	15000	100		1,503,995
100 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =			1,503,995

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	148	0	0
D/W/P: Crushed Rock	2.15	1800	0	0
D/W/P: Flagstone/Sand	22.61	70	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1537 SF Floor Area = 2241 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	440		
1 Story	Siding	Crawl Space	425		
1 Story	Siding	Overhang	368		
		Total:		270,234	202,675

Other Additions/Adjustments

Exterior					
Stone Veneer		174	7,021		5,266

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

2000 Gal Septic	1	9,576	7,182
Water Well, 100 Feet	1	5,403	4,052

Deck

Treated Wood	532	7,214	5,410
Treated Wood	144	3,059	2,294

Garages

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

Base Cost	496	29,562	22,171
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 1 Story	1	5,984	4,488
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Porches

WCP (1 Story)	20	1,528	1,146
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Totals: 357,313 267,982

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 509,166

2022 Est. T.C.V. 006-125-026-00	=	2,018,161				
Est. TCV/Total Floor Area = 900.56, Most recent sale 05/18/1990 for 330,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,019,400	1,019,400	1,019,400	298,434	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,300	0	0	9,848	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,009,100	1,009,100	1,009,100	308,282	308,282		0

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45-006-125-027-00	2022 Est. T.C.V.	BELLOWS RANDALL F & JEFFREY A
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> NORTHWOOD SITE					150000	100		150,000
<Site Value A> NORTHWOOD SITE					150000	50	SURPLUS: ZONING 100 ft	75,000
NORTHWOOD 900	50.001050.00	0.7597	1.1828	900	50		SURPLUS ZONING 100' MIN	20,217
250 Actual Front Feet, 6.03 Total Acres Total Est. Land Value =								245,217

2022 Est. T.C.V. 006-125-027-00 = 245,217

Est. TCV/Total Floor Area = 109.42, Most recent sale 06/26/1984 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,100	131,100	131,100	43,738	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,500	0	0	1,443	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,600	122,600	122,600	45,181	45,181	0

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45-006-125-028-00	2022 Est. T.C.V.	BRACKEN THE LLC
Property Class: 408		4461 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	270.31	0.9429	0.9344	10000	100		880,986
GRADE B 10K	21.67	270.31	0.9429	0.9344	10000	50	SURPLUS: ZONING 100 ft	95,442
122 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								976,428

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	6500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2127 SF Floor Area = 3968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,556		
1.5 Story	Siding	Crawl Space	571		
Total:				555,908	455,835

Other Additions/Adjustments

Exterior				
Stone Veneer	168	7,518	6,165	

Plumbing				
Average Fixture(s)	1	2,867	2,351	
3 Fixture Bath	1	9,044	7,416	
2 Fixture Bath	1	6,029	4,944	

Water/Sewer				
1000 Gal Septic	1	5,290	4,338	
Water Well, 100 Feet	1	5,664	4,644	

Porches				
WSEP (1 Story)	270	16,373	13,426	
WCP (1 Story)	198	10,043	8,235	

Garages				
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	320	20,643	16,927	

Built-Ins				
Appliance Allow.	1	5,926	4,859	

Fireplaces				
Exterior 2 Story	1	10,196	8,361	

Totals: 655,501 537,501

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,021,252

2022 Est. T.C.V. 006-125-028-00	=	2,007,680
Est. TCV/Total Floor Area = 505.97, Most recent sale 08/30/1991 for 249,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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996,300	996,300	996,300	480,709	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	15,863	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,003,800	1,003,800	1,003,800	496,572	496,572	0

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45-006-125-030-00	2022 Est. T.C.V.	AYLSWORTH KATHY A TRUST
Property Class: 408		4467 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	312.02	0.9417	1.0000	15000	100		1,412,617
GRADE B 10K	35.00	312.02	0.9139	0.9547	10000	50	SURPLUS: ZONING 100 ft	152,689
135 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								1,565,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1947

(11) Heating System: Forced Hot Water

Ground Area = 2108 SF Floor Area = 2748 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	1,468		
Total:				304,838	198,136

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WGEP (1 Story)	305	17,406	11,314
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Deck

Treated Wood	85	2,031	1,320
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Garages

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

Base Cost	648	23,322	15,159
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

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

Door Opener	2	946	615
Base Cost	1183	36,354	23,630

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

Base Cost	396	16,680	10,842
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 424,976 276,224

Notes:

Parcel Number: 45-006-125-030-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 524,826

2022 Est. T.C.V. 006-125-030-00	=	2,100,132				
Est. TCV/Total Floor Area = 764.24, Most recent sale 10/01/1987 for 115,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,028,600	1,028,600	1,028,600	355,040	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	11,716	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,050,100	1,050,100	1,050,100	366,756	366,756	366,756	

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45-006-125-031-00	2022 Est. T.C.V.	DOYLE JAMES N REV TRUST &
Property Class: 408		4445 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	362.55	0.9243	0.9764	10000	100		902,536
GRADE"C" 8000	30.00	362.55	0.9489	0.9565	8000	50	SURPLUS: ZONING 100 ft	108,910
130 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								
1,011,446								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1946

(11) Heating System: Forced Heat & Cool
Ground Area = 2945 SF Floor Area = 4221 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	832		
2 Story	Pine Logs	Crawl Space	216		
1 Story	Pine Logs	Slab	1,253		
2 Story	Siding	Crawl Space	644		
Total:				444,641	355,746

Other Additions/Adjustments

Exterior			
Stone Veneer	50	1,642	1,314

Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	2	8,039	6,431
Separate Shower	1	1,176	941

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches			
WPP	48	1,755	1,404
WGEP (1 Story)	275	16,264	13,011

Deck			
Treated Wood	100	2,210	1,768
Treated Wood	230	3,933	3,146

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	660	21,265	17,012
Common Wall: 1 Wall	1	-1,920	-1,536
Door Opener	1	473	378
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1160	32,283	25,826

Built-Ins			
Appliance Allow.	1	2,394	1,915

Fireplaces			
Interior 1 Story	1	4,619	3,695

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Exterior 2 Story	1	6,942	5,554
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Totals:	556,227	445,014
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 845,527

2022 Est. T.C.V. 006-125-031-00 = 1,861,973

Est. TCV/Total Floor Area = 441.12

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
920,600	920,600	920,600	410,655	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	13,551	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
931,000	931,000	931,000	424,206	424,206	0	

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45-006-125-032-00	2022 Est. T.C.V.	NORTHWOOD GL LLC
Property Class: 408		4685 W NORTHWOOD DR
Map #: 47,46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	257.88	0.9564	1.0000	15000	100		1,434,529
GROUP A 15000	25.00	257.88	0.9564	1.0000	15000	50	SURPLUS: ZONING 100 ft	179,316
125 Actual Front Feet, 0.74 Total Acres								
Total Est. Land Value =								1,613,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Electric Baseboard
Ground Area = 1368 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
1 Story	Siding	Crawl Space	96		
1 Story	Siding	Overhang	672		
Total:				217,411	152,199

Other Additions/Adjustments

Exterior				
Stone Veneer	80	2,627	1,839	

Plumbing				
Average Fixture(s)	1	1,277	894	
3 Fixture Bath	1	4,020	2,814	

Water/Sewer				
1000 Gal Septic	1	4,209	2,946	
Water Well, 100 Feet	1	5,025	3,517	

Deck				
Treated Wood	417	5,800	4,060	
Treated Wood	270	4,366	3,056	

Built-Ins				
Appliance Allow.	1	2,394	1,676	

Fireplaces				
Interior 1 Story	1	4,619	3,233	
Prefab 1 Story	1	2,242	1,569	

Porches				
CPP	24	580	406	

Totals: 254,570 178,209

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 338,597

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Air w/o Ducts
Ground Area = 806 SF Floor Area = 1410 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	806		
Total:				170,597	136,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
Separate Shower	1	2,394	1,915

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Deck

Treated Wood	298	4,929	3,943
Pine w/Roof (Deck Portion)	15	501	401
Pine w/Roof (Roof portion)	15	373	298

Garages

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

Base Cost	672	30,959	24,767
Storage Over Garage	336	5,225	4,180
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Wood Stove	1	3,195	2,556
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Totals:	240,274	192,218
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 365,215

2022 Est. T.C.V. 006-125-032-00 = 2,325,157

Est. TCV/Total Floor Area = 673.96, Most recent sale 10/28/1998 for 640,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,165,700	1,165,700	1,165,700	536,958	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	17,719	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,162,600	1,162,600	1,162,600	554,677	554,677	0	

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45-006-125-033-00	2022 Est. T.C.V.	GLEN EDEN LLC
Property Class: 408		4513 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	261.09	0.9181	1.0000	15000	100		1,377,101
GROUP A 15000	53.33	261.09	0.9181	1.0000	15000	50	SURPLUS: ZONING 100 ft	367,204
153 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,744,305

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	840	50	15,599

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				25,599

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 2597 SF Floor Area = 2597 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,021		
1 Story	Siding	Slab	576		
Total:				299,827	254,869

Other Additions/Adjustments

Exterior					
Stone Veneer		50	1,642	1,396	

Plumbing					
Average Fixture(s)		1	1,277	1,085	
3 Fixture Bath		1	4,020	3,417	

Water/Sewer					
1000 Gal Septic		1	4,209	3,578	
Water Well, 100 Feet		1	5,025	4,271	

Deck					
Pine w/Roof (Deck Portion)		202	2,885	2,452	
Pine w/Roof (Roof portion)		202	2,939	2,498	
Treated Wood		441	6,015	5,113	
Treated Wood		138	2,811	2,389	
Treated Wood		838	9,419	8,006	

Built-Ins					
Appliance Allow.		1	2,394	2,035	

Fireplaces					
Interior 1 Story		1	4,619	3,926	

Local Cost Items					
GENERATOR		1	3,000	3,000	*100% Good

Totals: 350,082 298,035

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 566,267

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 5 Blt 1940

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(11) Heating System: Forced Heat & Cool
Ground Area = 490 SF Floor Area = 490 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	490		
			Total:	64,781	42,114

Other Additions/Adjustments

Exterior					
Stone Veneer			40	1,314	854

Plumbing					
Average Fixture(s)			1	1,277	830

Deck					
Treated Wood			225	3,877	2,520

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			453	17,803	11,572

Built-Ins

Appliance Allow.			1	2,394	1,556
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Fireplaces

Exterior 1 Story			1	5,635	3,663
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Porches

CCP (1 Story)			20	871	566
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Totals:				97,952	63,675
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 120,983

2022 Est. T.C.V. 006-125-033-00 = 2,457,154

Est. TCV/Total Floor Area = 795.97

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,212,300	1,212,300	1,212,300	543,410	3.30	
2022 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	16,300	0	0	17,932	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,228,600	1,228,600	1,228,600	561,342	561,342	0

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Valuation Report

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45-006-125-034-00	2022 Est. T.C.V.	SOUTHWELL PETERSON AMY
Property Class: 408		4529 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	275.00	0.8801	1.0000	15000	100		1,320,126
BACK LOT\$725/FF	89.40	253.00	1.0000	1.0000	725	50	SURPLUS & INTERIOR LOT	32,408
189 Actual Front Feet, 1.15 Total Acres								
Total Est. Land Value =								1,352,533

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.15	144	50	2,459

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,959

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2164 SF Floor Area = 2308 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,020		
2 Story	Siding	Basement	144		
Total:				397,135	297,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,150
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Water/Sewer

1000 Gal Septic	1	5,290	3,967
Water Well, 100 Feet	1	5,664	4,248

Porches

WCP (1 Story)	119	6,787	5,090
WCP (1 Story)	96	5,748	4,311

Deck

Treated Wood	76	2,091	1,568
Treated Wood	764	9,497	7,123

Garages

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

Base Cost	792	41,580	31,185
Door Opener	1	662	496

Built-Ins

Appliance Allow.	1	5,926	4,444
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Fireplaces

Exterior 2 Story	1	10,196	7,647
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Totals: 493,443 370,080

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 703,152

2022 Est. T.C.V. 006-125-034-00 = 2,060,644

Est. TCV/Total Floor Area = 892.83

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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1,010,000	1,010,000	1,010,000	367,561	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	20,300	0	0	12,129
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
1,030,300	1,030,300	1,030,300	379,690	379,690	379,690

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Valuation Report

DB: 2022Ga

45-006-125-035-00	2022 Est. T.C.V.	HALEY FAMILY LTD PARTNERSHIP
Property Class: 409		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	274.43	0.9935	1.0000	15000	100		1,490,205
GRADE B 10K	3.33	274.43	0.9902	0.9365	10000	50	SURPLUS: ZONING 100 ft	15,440
103 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								1,505,645

2022 Est. T.C.V. 006-125-035-00 = 1,505,645

Est. TCV/Total Floor Area = 652.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
752,800	752,800	752,800	206,476	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	6,813	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
752,800	752,800	752,800	213,289	213,289	0	

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DB: 2022Ga

45-006-125-036-00	2022 Est. T.C.V.	NELSON MICHAEL L & SUZANNE S
Property Class: 408		4499 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	353.77	1.0000	1.0000	15000	100		1,399,995
93 Actual Front Feet,	0.76	Total Acres			Total Est. Land Value =			1,399,995

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 2609 SF Floor Area = 2609 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,403		
1 Story	Siding	Basement	1,206		
		Total:		350,829	347,323

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-5,911	-5,852	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 781 34,239 33,897

Totals: 379,157 375,368

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 713,198
20% Completed => Est. True Cash Value 2022 = 142,640

2022 Est. T.C.V. 006-125-036-00	=	1,542,635
Est. TCV/Total Floor Area = 591.27, Most recent sale 08/30/2018 for 1,600,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
823,000 823,000 823,000 820,630 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
71,300 10,900 133,900 71,300 12,884 133,514		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
771,300 771,300 771,300 781,090 771,300 0		

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45-006-125-037-01	2022 Est. T.C.V.	PARTALIS WILLIAM & BRIDGIT EATON
Property Class: 401		6157 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

	* Factors *	200' X 659.05	
Description	Frontage	Depth	Front
<Site Value G> GLEN VIEW1	20000	120000	100
200 Actual Front Feet, 3.13 Total Acres		Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 266 SF Floor Area = 266 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	266		
			Total:	48,380	47,418

Other Additions/Adjustments

Basement Living Area	1453	45,072	44,171
Basement, Outside Entrance, Above Grade	3	4,855	4,758

Plumbing

Average Fixture(s)	1	1,277	1,251
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Water/Sewer

1000 Gal Septic	1	4,209	4,125
Water Well, 200 Feet	1	9,295	9,109

Porches

CCP (1 Story)	62	1,584	1,552
CCP (1 Story)	416	8,811	8,635

Garages

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

Common Wall: 1 Wall	1	-2,324	-2,278
Door Opener	3	1,419	1,391
Base Cost	1187	44,418	43,530

Built-Ins

Appliance Allow.	1	2,394	2,346
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Fireplaces

Direct-Vented Gas	1	2,614	2,562
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Totals: 172,004 168,570

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 252,855

2022 Est. T.C.V. 006-125-037-01 = 382,855

Est. TCV/Total Floor Area = 1439.30, Most recent sale 04/11/2014 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
165,600	165,600	165,600	165,600	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,800	0	0	5,464	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	191,400	191,400	191,400	171,064	171,064	0

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DB: 2022Ga

45-006-125-037-15	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1300/FF	0.00	900.00	1.0000	1.0000	1300	100		0
\$1300/FF	0.00	900.00	1.0000	1.0000	1300	50	SURPLUS: ZONING 100'	0
SECTION 30 1.0		151654	SqFt	1.00000	100			151,654
SECTION 30 .30		151654	SqFt	0.30000	100			45,496
	6.96	Total Acres			Total Est. Land Value =			197,150

2022 Est. T.C.V. 006-125-037-15 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/27/2021 for 950,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,600	98,600	98,600	91,231	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	98,600	0	0	91,231
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-125-037-20	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

		* Factors *		130'X700'					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
\$1300/FF	100.00	700.00	0.9365	1.0000	1300	100		121,747	
\$1300/FF	30.00	700.00	0.9365	1.0000	1300	50	SURPLUS: ZONING 100'	18,262	
130 Actual Front Feet, 2.09 Total Acres								Total Est. Land Value = 140,009	

2022 Est. T.C.V. 006-125-037-20 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/27/2021 for 950,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	70,000	0	0	70,000

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-125-037-25	2022 Est. T.C.V.	PARTALIS WILLIAM A & BRIDGIT E
Property Class: 401		6149 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

	* Factors *	255' X 725'	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
<Site Value G> GLEN VIEW	120000		120000 100 120,000
255 Actual Front Feet, 4.30 Total Acres			Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.37	472	50	4,099
Wood Frame	17.37	480	50	4,169

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements			True Cash Value =	9,768

Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls CD Blt 1970

(11) Heating System: No Heating/Cooling
Ground Area = 1827 SF Floor Area = 2284 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,827		
			Total:	182,227	100,224

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

WCP (1 Story)	64	2,874	1,581
Foundation: Shallow	64	-621	-342

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 2 Story	1	5,083	2,796
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Totals: 204,457 112,450

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 168,675

2022 Est. T.C.V. 006-125-037-25 = 298,443

Est. TCV/Total Floor Area = 130.67, Most recent sale 06/10/2010 for 195,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,600	131,600	131,600	118,608	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	3,914	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,200	149,200	149,200	122,522	122,522	0

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45-006-125-037-30	2022 Est. T.C.V.	HOOK FAMILY LTD PARTNERSHIP
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
\$1300/FF	100.00	600.00	1.0000	1.0000	1300	100	
100 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =
							130,000

2022 Est. T.C.V. 006-125-037-30 = 130,000

Est. TCV/Total Floor Area = 56.92, Most recent sale 02/04/1980 for 19,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	22,999	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	758	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	23,757	23,757	0

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45-006-125-037-35	2022 Est. T.C.V.	LEELANAU CONSERVANCY INC
Property Class: 402		S MILLER HILL RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW1	20000				120000	100		120,000
\$1300/FF	0.001100.00	0.7875	1.0000		1300	50	SURPLUS: ZONING 100'	0
260 Actual Front Feet, 6.57 Total Acres Total Est. Land Value =								120,000

2022 Est. T.C.V. 006-125-037-35 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/27/2021 for 950,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	60,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	60,000	0	0	60,000

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-125-038-00	2022 Est. T.C.V.	HOOK FAMILY LTD PARTNERSHIP
Property Class: 401		6163 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1300/FF	100.00	660.00	1.0000	1.0000	1300	100		130,000
100 Actual Front Feet, 1.51 Total Acres					Total	Est.	Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements	True Cash Value =			1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1980

(11) Heating System: Forced Heat & Cool
Ground Area = 2068 SF Floor Area = 2068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
1 Story	Siding	Slab	500		
Total:				245,946	184,464

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,661
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	672	9,697	7,273
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Deck

Treated Wood	227	3,900	2,925
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Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
2nd on Same Stack	1	3,776	2,832
Wood Stove	1	2,208	1,656

Totals: 289,286 216,969

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 325,454

2022 Est. T.C.V. 006-125-038-00 = 456,954

Est. TCV/Total Floor Area = 220.96, Most recent sale 02/04/1980 for 19,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,200	195,200	195,200	110,227	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,300	0	3,637	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	228,500	228,500	228,500	113,864	113,864	0

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45-006-125-039-00	2022 Est. T.C.V.	HOUGHTON MATTHEW & BARBARA B
Property Class: 401		6185 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	120000				120000	100		120,000
300 Actual Front Feet, 4.54 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements			True Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1470 SF Floor Area = 2205 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,470		
			Total:	241,765	132,991

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WGEP (1 Story)	260	15,696	8,633
WPP	210	4,028	2,215

Garages

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

Base Cost	322	13,041	7,173
Common Wall: 1 Wall	1	-1,920	-1,056

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

Base Cost	480	16,987	9,343
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 2 Story	1	6,942	3,818
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Totals: 313,464 172,426

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 258,639

2022 Est. T.C.V. 006-125-039-00 = 381,139

Est. TCV/Total Floor Area = 172.85, Most recent sale 06/13/1975 for 58,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
164,100	164,100	164,100	105,253	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,500	0	3,473	0

2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

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190,600	190,600	190,600	108,726	108,726	108,726
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45-006-125-040-00	2022 Est. T.C.V.	BEITH CARSTEN TRUST & BEITH L TRUST
Property Class: 408		6254 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	372.73	0.9543	0.9805	10000	100		935,715
GRADE B 10K	16.87	372.73	0.9543	0.9805	10000	50	SURPLUS: ZONING 100 ft	78,913
117 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 1,014,628								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2467 SF Floor Area = 4567 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	196		
2 Story	Siding	Crawl Space	1,806		
1 Story	Siding	Crawl Space	465		
Total:				622,958	498,366

Other Additions/Adjustments

Exterior				
Stone Veneer	100	4,475	3,580	

Plumbing				
Average Fixture(s)	1	2,867	2,294	
3 Fixture Bath	3	27,132	21,706	
Separate Shower	3	8,246	6,597	

Water/Sewer				
1000 Gal Septic	1	5,290	4,232	
2000 Gal Septic	1	10,315	8,252	
Water Well, 100 Feet	1	5,664	4,531	

Porches				
CCP (1 Story)	78	2,756	2,205	
WSEP (1 Story)	404	23,654	18,923	
WPP	309	6,569	5,255	
WPP	737	14,851	11,881	

Deck				
Treated Wood	99	2,438	1,950	
Treated Wood	245	4,525	3,620	

Balcony				
Wood Balcony	97	4,657	3,726	

Garages				
Class: B Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	643	42,052	33,642	
Storage Over Garage	321	6,016	4,813	
Door Opener	2	1,324	1,059	

Built-Ins				
Appliance Allow.	1	5,926	4,741	

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Fireplaces

Interior 1 Story	1	6,826	5,461
Two Sided	1	9,615	7,692
Exterior 2 Story	1	10,196	8,157

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 831,352 665,683

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,264,798

2022 Est. T.C.V. 006-125-040-00 = 2,289,426

Est. TCV/Total Floor Area = 501.30, Most recent sale 07/23/2020 for 2,250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,107,600	1,107,600	1,107,600	1,107,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,100	0	0	36,550	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,144,700	1,144,700	1,144,700	1,144,150	1,144,150	0	

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45-006-125-041-00	2022 Est. T.C.V.	ELEANOR HOUSE LLC
Property Class: 408		6350 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	120.00	280.00	0.6156	0.9157	5500	100		372,012
DUNNS 300	280.00	280.00	0.6156	1.0000	300	100		51,708
400 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	423,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.13	352	50	3,543
Total Estimated Land Improvements				3,543

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1953

(11) Heating System: Forced Heat & Cool
Ground Area = 1682 SF Floor Area = 1682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Basement	1,682		
			Total:	234,343	152,337

Other Additions/Adjustments

Recreation Room	1682	28,359	18,433
Exterior			
Brick Veneer	50	729	474
Basement, Outside Entrance, Below Grade	1	2,191	1,424
Plumbing			
Average Fixture(s)	1	1,250	812
3 Fixture Bath	2	7,873	5,117
Water/Sewer			
1000 Gal Septic	1	4,122	2,679
Water Well, 100 Feet	1	5,066	3,293
Porches			
CPP	250	3,590	2,333
Deck			
Treated Wood	108	2,301	1,496
Treated Wood	280	4,379	2,846
Built-Ins			
Appliance Allow.	1	2,413	1,568
Fireplaces			
Interior 2 Story	1	5,799	3,769
Exterior 2 Story	1	6,999	4,549
Carports			
Comp.Shingle	600	8,574	5,573
Totals:		317,988	206,703

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 392,736

2022 Est. T.C.V. 006-125-041-00 = 819,999

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Est. TCV/Total Floor Area = 487.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
395,500	395,500	395,500	329,921	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	10,887	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
410,000	410,000	410,000	340,808	340,808	0	

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45-006-125-044-00	2022 Est. T.C.V.	COLBATH LAND MANAGEMENT TRUST
Property Class: 408		6280 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	270.14	0.9265	0.9343	10000	100		865,572
GRADE B 10K	29.00	270.14	0.9265	0.9343	10000	50	SURPLUS: ZONING 100 ft	125,508
129 Actual Front Feet, 0.80 Total Acres								991,080
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Electric Baseboard
Ground Area = 945 SF Floor Area = 945 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	945		
Total:				114,619	63,040

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	702

Water/Sewer			
1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches			
WGEF (1 Story)	144	10,564	5,810

Built-Ins			
Appliance Allow.	1	2,394	1,317

Fireplaces			
Exterior 1 Story	1	5,635	3,099

Totals: 143,723 79,047

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 150,189

2022 Est. T.C.V. 006-125-044-00 = 1,143,769

Est. TCV/Total Floor Area = 1210.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
565,700	565,700	565,700	422,631	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	13,946	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
571,900	571,900	571,900	436,577	436,577	436,577	

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45-006-125-044-10	2022 Est. T.C.V.	MALLERY JOHN & CENCI ADRIENNE A
Property Class: 401		6283 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
500/FF	100.00	226.15	1.0000	1.0000	500	100		50,000
500/FF	84.00	226.15	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	21,000
184 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								71,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	22	0	0
D/W/P: 3.5 Concrete	5.33	16	0	0
D/W/P: 3.5 Concrete	5.33	40	0	0
D/W/P: 3.5 Concrete	5.33	24	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1900

(11) Heating System: Electric Baseboard
Ground Area = 1185 SF Floor Area = 1671 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	699		
2 Story	Siding	Mich Bsmnt.	486		
Total:				159,864	92,185

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,064	585
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Water/Sewer	1000 Gal Septic	1	3,937	2,165
	Water Well, 100 Feet	1	4,880	2,684

Porches	WGEP (1 Story)	360	18,648	10,256
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Deck	Treated Wood	32	1,189	654
	Treated Wood	33	1,212	667

Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	360	12,449	6,847
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Built-Ins	Appliance Allow.	1	1,673	920
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Fireplaces	Wood Stove	1	1,859	1,022
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Totals: 206,775 113,725

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 170,587

2022 Est. T.C.V. 006-125-044-10 = 243,087
Est. TCV/Total Floor Area = 145.47, Most recent sale 07/25/2007 for 205,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			104,100	104,100	104,100	101,996	3.30
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	17,400	0	3,365	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			121,500	121,500	121,500	105,361	0

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45-006-125-044-20	2022 Est. T.C.V.	LEFEBVRE GREGORY J
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$450/FF	100.00	274.90	1.0000	1.0000	450	100	CORNER/MILLER HILL	45,000
\$450/FF	84.15	274.90	1.0000	1.0000	450	50	SURPLUS: ZONING	18,934
184 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								63,934

2022 Est. T.C.V. 006-125-044-20 = 63,934

Est. TCV/Total Floor Area = 38.26, Most recent sale 12/15/2011 for 62,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	32,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	33,056	32,000	0	

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45-006-125-044-30	2022 Est. T.C.V.	HARANG JEAN-PAUL
Property Class: 402		S MILLER HILL RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

		* Factors *		MLS 100*368				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	100.00	365.00	1.0000	1.0000	200	100		20,000
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								20,000

2022 Est. T.C.V. 006-125-044-30 = 20,000

Est. TCV/Total Floor Area = 11.97, Most recent sale 06/08/2012 for 20,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	10,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	10,330	10,000	0

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45-006-125-044-40	2022 Est. T.C.V.	BURNS MARY
Property Class: 402		S MILLER HILL RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

			* Factors *			MLS 100*368		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	100.00	365.00	1.0000	1.0000	200	100		20,000
100 Actual Front Feet,	0.84	Total Acres			Total Est.	Land Value =		20,000

2022 Est. T.C.V. 006-125-044-40 = 20,000

Est. TCV/Total Floor Area = 11.97, Most recent sale 10/31/2011 for 22,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
10,000	10,000	10,000	10,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	10,330	10,000	0

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45-006-125-045-00	2022 Est. T.C.V.	MARTIN VAN W & SHARON C
Property Class: 409		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 15000	100.00	300.00	1.0000	1.0000	15000 100	1,500,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =						1,500,000

2022 Est. T.C.V. 006-125-045-00 = 1,500,000

Est. TCV/Total Floor Area = 897.67, Most recent sale 07/30/2015 for 1,600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
750,000	750,000	750,000	750,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
750,000	750,000	750,000	774,750	750,000	750,000

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45-006-125-046-00	2022 Est. T.C.V.	POPOFF STEVEN N & KATHLEEN A
Property Class: 401		6002 S FISHER RD
Map #: 45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
RURAL 600/FF	200.00	550.00	1.0000	1.0000	600	100	
200 Actual Front Feet, 2.52 Total Acres					Total Est.	Land Value =	
							120,000
							120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
1.5 Story	Siding	Crawl Space	456		
Total:				186,766	130,736

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	26	1,735	1,214
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Deck

Treated Wood	288	4,553	3,187
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Garages

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

Base Cost	898	26,617	18,632
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Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 2 Story	1	6,942	4,859
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Totals: 242,208 169,544

Notes:

ECF (4031 RURAL) 1.200 => TCV: 203,453

2022 Est. T.C.V. 006-125-046-00 = 324,953

Est. TCV/Total Floor Area = 170.31, Most recent sale 09/06/1990 for 16,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,100	154,100	154,100	127,772	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	38,173	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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162,500	162,500	162,500	131,988	139,616	0

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45-006-125-046-10	2022 Est. T.C.V.	MILLER KEITH & ELAINE
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	885.00	0.9308	1.1237	900	100		94,132	
NORTHWOOD 900	27.00	885.00	0.9308	1.1237	900	50	SURPLUS: ZONING 100 ft	12,708	
127 Actual Front Feet, 2.58 Total Acres								Total Est. Land Value =	106,840

2022 Est. T.C.V. 006-125-046-10 = 106,840

Est. TCV/Total Floor Area = 56.00, Most recent sale 08/09/1990 for 16,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
75,700	75,700	75,700	21,859	3.30					
2022	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	-22,300	0	0	721	0			
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
53,400	53,400	53,400	22,580	22,580		0			

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45-006-125-046-20	2022 Est. T.C.V.	KLINE KEITH K
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	900.00	0.9352	1.1293	900	100		95,060	
NORTHWOOD 900	25.00	900.00	0.9352	1.1293	900	50	SURPLUS: ZONING 100 ft	11,882	
125 Actual Front Feet, 2.58 Total Acres								Total Est. Land Value =	106,942

2022 Est. T.C.V. 006-125-046-20 = 106,942

Est. TCV/Total Floor Area = 56.05, Most recent sale 09/08/1995 for 36,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
75,300	75,300	75,300	23,478	3.30					
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-21,800	0	0	774	0				
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
53,500	53,500	53,500	24,252	24,252	0				

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Valuation Report

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45-006-125-046-30	2022 Est. T.C.V.	BECK JAMES A & DEBORAH L
Property Class: 401		6100 S FISHER RD
Map #: 45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	200.00	264.90	1.0000	1.0000	500	100		100,000
RURAL ROAD	34.00	264.90	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	8,500
234 Actual Front Feet, 1.42 Total Acres Total Est. Land Value =								108,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1536 SF Floor Area = 2724 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,536		
1 Story	Siding	Overhang	36		
Total:				307,017	260,950

Other Additions/Adjustments

Exterior			
Stone Veneer	640	21,018	17,865

Plumbing			
Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Water/Sewer			
1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches			
WCP (1 Story)	81	3,700	3,145
WPP	72	2,222	1,889
WPP	45	1,708	1,452

Deck			
Treated Wood	316	4,838	4,112

Built-Ins			
Appliance Allow.	1	2,394	2,035

Fireplaces			
Interior 2 Story	1	5,751	4,888

Totals: 365,869 310,973

Notes:

ECF (4031 RURAL) 1.200 => TCV: 373,168

2022 Est. T.C.V. 006-125-046-30	=	486,668
Est. TCV/Total Floor Area = 178.66, Most recent sale 06/27/2007 for 460,000		
2021 Assessed	MBOR	S.E.V.
264,100	264,100	264,100
	Base for Cap	C.P.I.
	239,698	3.30

Parcel Number: 45-006-125-046-30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,800	0	0	3,602	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	243,300	243,300	243,300	247,608	243,300	243,300

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45-006-125-046-40	2022 Est. T.C.V.	STRAUSS THOMAS R & KAREN L TRUST
Property Class: 401		4780 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	644.10	0.9718	1.0215	900	100		89,344	
NORTHWOOD 900	10.00	644.10	0.9718	1.0215	900	50	SURPLUS: ZONING 100 ft	4,467	
110 Actual Front Feet, 1.63 Total Acres								Total Est. Land Value =	93,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	16.40	66	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	97	1,455
Total Estimated Land Improvements True Cash Value =				1,455

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = 1498 SF Floor Area = 2247 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,498		
Total:				280,583	266,554

Other Additions/Adjustments

Exterior					
Stone Veneer		160	6,456	6,133	

Plumbing

Average Fixture(s)	1	1,880	1,786	
3 Fixture Bath	2	11,822	11,231	
2 Fixture Bath	1	3,960	3,762	

Water/Sewer

2000 Gal Septic	1	9,576	9,097	
Water Well, 50 Feet	1	2,527	2,401	

Porches

WSEP (1 Story)	290	15,051	14,298	
WCP (1 Story)	75	4,500	4,275	
WCP (1 Story)	69	4,264	4,051	
CCP (1 Story)	73	2,343	2,226	
CPP	47	1,175	1,116	

Garages

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

Base Cost	560	32,211	30,600	
Door Opener	2	1,182	1,123	

Built-Ins

Appliance Allow.	1	3,439	3,267	
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Fireplaces

Exterior 2 Story	1	8,947	8,500	
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Totals: 389,916 370,420

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 611,193

Parcel Number: 45-006-125-046-40

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2022	Est. T.C.V.	006-125-046-40	=	706,459		
Est. TCV/Total Floor Area = 314.40, Most recent sale 05/04/2007 for 150,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	344,900	344,900	344,900	316,890	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,300	0	0	10,457	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	353,200	353,200	353,200	327,347	327,347	327,347

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45-006-125-046-50	2022 Est. T.C.V.	HALEY JOHN R & CARRIE C
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	660.00	0.9260	1.0290	900	100		85,757	
NORTHWOOD 900	29.21	660.00	0.9260	1.0290	900	50	SURPLUS: ZONING 100 ft	12,525	
129 Actual Front Feet, 1.96 Total Acres								Total Est. Land Value =	98,282

2022 Est. T.C.V. 006-125-046-50 = 98,282

Est. TCV/Total Floor Area = 43.74, Most recent sale 10/16/2015 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,200	76,200	76,200	71,174	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-27,100	0	0	-22,074	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,100	49,100	49,100	73,522	49,100	0	

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Valuation Report

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45-006-125-047-00	2022 Est. T.C.V.	HALEY JOHN R & CARRIE C
Property Class: 408		4769 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	296.73	0.9980	1.0000	15000	100		1,497,018
GROUP A 15000	1.00	296.73	0.9980	1.0000	15000	50	SURPLUS: ZONING 100 ft	7,485
101 Actual Front Feet, 0.69 Total Acres								
Total Est. Land Value =								1,504,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2040 SF Floor Area = 2550 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,040		
Total:				262,184	170,411

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	26	757	492
CPP	59	1,194	776

Deck

Treated Wood	224	3,866	2,513
Treated Wood	176	3,289	2,138

Garages

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

Base Cost	657	23,553	15,309
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Exterior 1 Story	1	5,635	3,663
Wood Stove	2	4,415	2,870

Totals: 326,910 212,482

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 403,716

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D 10 Blt 0

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(11) Heating System: Forced Air w/o Ducts
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
			Total:	61,949	34,066

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	887	488
			Totals:	62,836	34,554

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 65,653

2022 Est. T.C.V. 006-125-047-00 = 1,975,372

Est. TCV/Total Floor Area = 635.17, Most recent sale 09/21/2012 for 1,427,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
959,400	959,400	959,400	798,751	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,300	0	0	26,358	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
987,700	987,700	987,700	825,109	825,109	0	

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45-006-125-047-10	2022 Est. T.C.V.	POLMAN KIM STRAUSS
Property Class: 408		4745 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	287.67	0.9980	1.0000	15000	100		1,497,018
GROUP A 15000	1.00	287.67	0.9980	1.0000	15000	50	SURPLUS: ZONING 100 ft	7,485
101 Actual Front Feet, 0.67 Total Acres								
Total Est. Land Value =								1,504,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 2272 SF Floor Area = 3976 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,272		
Total:				507,679	431,537

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	3	27,132	23,062

Water/Sewer

1000 Gal Septic	1	5,290	4,496
2000 Gal Septic	1	10,315	8,768
Water Well, 100 Feet	1	5,664	4,814

Porches

WSEP (1 Story)	220	14,018	11,915
WCP (1 Story)	436	18,513	15,736
WPP	136	4,366	3,711
WCP (1 Story)	744	30,080	25,568

Built-Ins

Appliance Allow.	1	5,926	5,037
Security System	1	8,226	6,992

Fireplaces

Interior 2 Story	1	8,308	7,062
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Totals: 648,384 551,135

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,047,157

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Overhang	720		
			Total:	73,642	62,596
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	2,867	2,437
Porches					
	WPP		70	3,054	2,596
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
	Base Cost		960	55,382	47,075
	Door Opener		2	1,324	1,125
Built-Ins					
	Appliance Allow.		1	5,926	5,037
			Totals:	142,195	120,866

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 229,645

2022 Est. T.C.V. 006-125-047-10						=	2,786,305	
Est. TCV/Total Floor Area = 593.34								
2021 Assessed	MBOR		S.E.V.	Base for Cap	C.P.I.			
1,381,500	1,381,500	1,381,500		856,702	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	11,700	0	0	28,271	0			
2022 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,393,200	1,393,200	1,393,200		884,973	884,973	823,025		

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45-006-125-048-00	2022 Est. T.C.V.	TUBERGEN JERRY L LIVING TRUST
Property Class: 408		4645 W NORTHWOOD DR
Map #: 47,46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	205.00	350.00	0.8663	1.0000	15000	100		2,663,755
205 Actual Front Feet, 1.65 Total Acres Total Est. Land Value =								2,663,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.04	578	0	0
D/W/P: Crushed Rock	2.27	2500	0	0
D/W/P: Flagstone/Sand	25.47	1000	0	0
Wood Frame	41.53	77	50	1,599

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,599

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 914 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.5 Story	Siding	Overhang	1828		
			Total:	68,056	62,612

Other Additions/Adjustments

Exterior					
Stone Veneer		100	4,035	3,712	

Water/Sewer					
2000 Gal Septic		1	9,576	8,810	
Water Well, 100 Feet		1	5,403	4,971	

Porches					
CCP (1 Story)		244	7,020	6,458	
WPP		242	5,392	4,961	

Balcony					
Wood Balcony		36	1,549	1,425	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener		2	1,182	1,087	
Base Cost		2070	97,952	90,116	

Totals: 200,165 184,152

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 349,889

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls B Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 3981 SF Floor Area = 5104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1.5 Story	Siding	Basement	2,009		
1 Story	Siding	Crawl Space	1,972		
1 Story	Siding	Overhang	119		
Total:				734,553	705,170

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,752
3 Fixture Bath	5	45,220	43,411
2 Fixture Bath	2	12,059	11,577
Separate Shower	1	2,749	2,639

Water/Sewer

2000 Gal Septic	2	20,630	19,805
Water Well, 100 Feet	1	5,664	5,437

Porches

CCP (1 Story)	264	8,374	8,039
WCP (1 Story)	45	3,469	3,330
WGEP (1 Story)	593	47,066	45,183
WPP	146	4,590	4,406
WPP	110	3,719	3,570

Deck

Treated Wood	420	6,443	6,185
Treated Wood	920	11,436	10,979

Balcony

Wood Balcony	46	2,208	2,120
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Built-Ins

Appliance Allow.	1	5,926	5,689
Sauna	1	11,178	10,731

Fireplaces

Interior 2 Story	2	16,615	15,950
Direct-Vented Gas	1	4,560	4,378

Totals: 949,326 911,351

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,731,567

Cost Est. for Res. Bldg: 3 Single Family GARAGE Cls B Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = 336 SF Floor Area = 336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
Total:				40,308	32,244

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
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Garages

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

Base Cost	352	23,841	19,073
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Built-Ins

Appliance Allow.	1	5,926	4,741
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Totals: 72,942 58,352
Notes: 4641 SERVICE BUILDING STORAGE "BOAT HOUSE"

ECF (4134 BIG GLEN) 1.900 => TCV: 110,869

2022 Est. T.C.V. 006-125-048-00 = 4,867,679
Est. TCV/Total Floor Area = 766.08, Most recent sale 10/26/2005 for 3,150,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.
2,357,500 2,357,500 2,357,500 1,797,217 3.30
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 76,300 0 0 59,308 0
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
2,433,800 2,433,800 2,433,800 1,856,525 1,856,525 0

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45-006-125-050-00	2022 Est. T.C.V.	KRUEGER JOHN ET AL
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .15		435600	SqFt	0.15000	33	INTERST SPLIT	21,562
	10.00	Total Acres				Total Est. Land Value =	21,562

2022 Est. T.C.V. 006-125-050-00	=	21,562
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Est. TCV/Total Floor Area = 3.39

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,800	6,800	6,800	4,556	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	150	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	4,706	4,706	0

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45-006-125-050-01	2022 Est. T.C.V.	GLEN CREST LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .15		435600	SqFt	0.15000	33	INTEREST SPLIT	21,562
	10.00	Total Acres			Total Est.	Land Value =	21,562

2022 Est. T.C.V. 006-125-050-01	=	21,562
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Est. TCV/Total Floor Area = 3.39

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,800	6,800	6,800	4,395	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	145	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	4,540	4,540	0

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45-006-125-050-02	2022 Est. T.C.V.	MORLEY MARY L
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SECTION 30 .15		435600	SqFt	0.15000	33	INTEREST SPLIT	21,562
	10.00	Total Acres				Total Est. Land Value =	21,562

2022 Est. T.C.V. 006-125-050-02	=	21,562
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Est. TCV/Total Floor Area = 3.39

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
6,800	6,800	6,800	6,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	224	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	7,024	7,024	0

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Valuation Report

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45-006-125-051-00	2022 Est. T.C.V.	OLIVER DIANE K TRUST
Property Class: 408		6696 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	304.92	0.9913	0.9112	8000	100		722,670
GRADE"C" 8000	4.44	0.00	0.9913	0.0000	8000	50	SURPLUS: ZONING 100 ft	0
104 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								722,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	288	50	6,236
D/W/P: 4in Ren. Conc.	10.04	308	0	0
D/W/P: Asphalt Paving	3.40	1200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				26,236

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = 2359 SF Floor Area = 4150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,359		
1 Story	Siding	Overhang	611		
Total:				606,913	534,086

Other Additions/Adjustments

Recreation Room	1993	52,237	26,118
Exterior			
Brick Veneer	2400	46,272	40,719
Basement, Outside Entrance, Below Grade	2	7,367	6,483

Plumbing

Average Fixture(s)	1	2,867	2,523
3 Fixture Bath	3	27,132	23,876
2 Fixture Bath	1	6,029	5,306

Water/Sewer

2000 Gal Septic	1	10,315	9,077
Water Well, 50 Feet	1	2,672	2,351

Porches

CCP (1 Story)	72	2,560	2,253
WPP	308	6,548	5,762
WSEP (1 Story)	231	14,565	12,817

Garages

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

Common Wall: 1 Wall	1	-3,154	-2,776
Door Opener	2	1,324	1,165
Base Cost	1221	66,545	58,560

Built-Ins

Appliance Allow.	1	5,926	5,215
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Fireplaces

Prefab 1 Story	1	3,776	3,323
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Prefab 2 Story	1	4,700	4,136	
Direct-Vented Gas	3	13,681	12,039	
Unit-in-Place Cost Items				
RES ELEVATOR	1	48,800	48,800	*100% Good
Totals:		927,075	801,833	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,523,483

2022 Est. T.C.V. 006-125-051-00	=	2,272,389
Est. TCV/Total Floor Area = 547.56, Most recent sale 06/16/2009 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
1,088,000 1,088,000 1,088,000 894,591 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 48,200 0 0 29,521 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
1,136,200 1,136,200 1,136,200 924,112 924,112 0		

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45-006-125-052-00	2022 Est. T.C.V.	MORLEY MARY L
Property Class: 408		6744 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	305.68	0.9741	0.9119	8000	100	20' BLUFF/ROCKY	710,618
GRADE"C" 8000	14.00	305.68	0.9741	0.9119	8000	50	SURPLUS: ZONING 100 ft	49,743
114 Actual Front Feet, 0.80 Total Acres								
Total Est. Land Value =								760,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	256	50	4,754
D/W/P: Crushed Rock	1.96	500	0	0
D/W/P: 3.5 Concrete	5.70	104	0	0
D/W/P: Flagstone/Sand	18.18	100	0	0
D/W/P: Flagstone/Sand	18.18	694	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				12,254

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 566 SF Floor Area = 566 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	566		
Total:				66,788	36,734

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	702		

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 730 25,353 13,944

Built-Ins

Appliance Allow.	1	2,394	1,317		
Totals:				95,812	52,697

Notes: HOUSE AT GARAGE

ECF (4134 BIG GLEN) 1.900 => TCV: 100,124

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 2103 SF Floor Area = 3318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,103		
1 Story	Siding	Overhang	164		
Total:				421,024	399,974

Other Additions/Adjustments

Plumbing

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Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	3	17,733	16,846
Water/Sewer			
1000 Gal Septic	2	9,753	9,265
Water Well, 100 Feet	1	5,403	5,133
Porches			
CCP (2 Story)	135	5,030	4,779
CCP (1 Story)	164	4,931	4,684
CCP (1 Story)	174	5,204	4,944
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	857	43,638	41,456
Common Wall: 1 Wall	1	-2,697	-2,562
Door Opener	2	1,182	1,123
Built-Ins			
Appliance Allow.	1	3,439	3,267
Fireplaces			
Interior 2 Story	1	7,349	6,982
2nd on Same Stack	1	4,677	4,443
Local Cost Items			
GENERATOR	1	3,000	2,850
Totals:		531,546	504,970

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 959,443

2022 Est. T.C.V. 006-125-052-00				=	1,832,183
Est. TCV/Total Floor Area = 471.73, Most recent sale 08/27/2015 for 483,500					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
891,100	891,100	891,100	783,544	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,000	0	0	25,856	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
916,100	916,100	916,100	809,400	809,400	0

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45-006-125-053-00	2022 Est. T.C.V.	FORD DOW KAREN & FRED C
Property Class: 408		6766 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	369.39	0.9643	0.9615	8000	100		741,737
GRADE"C" 8000	19.93	369.39	0.9643	0.9615	8000	50	SURPLUS: ZONING 100 ft	73,914
120 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								815,651

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	840	0	0
D/W/P: Flagstone/Sand	18.18	1800	0	0
Wood Frame	21.09	228	50	2,404

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	2	100	4,000
Total Estimated Land Improvements True Cash Value =				26,404

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Heat & Cool
Ground Area = 1988 SF Floor Area = 3188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	308		
1.5 Story	Siding	Basement	960		
Total:				333,217	216,586

Other Additions/Adjustments

Exterior			
Stone Veneer	100	3,284	2,135

Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches			
WCP (1 Story)	360	10,195	6,627
WSEP (1 Story)	112	5,671	3,686
WPP	214	4,062	2,640

Deck			
Treated Wood	145	2,901	2,814
Treated Wood	96	2,167	1,409

*97% Good

Balcony			
Wood Balcony	80	2,820	1,833

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	31,089	20,208
Storage Over Garage	676	10,512	6,833
Door Opener	1	591	384

Built-Ins

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Appliance Allow.	1	2,394	1,556
Fireplaces			
Exterior 2 Story	1	6,942	4,512
Totals:		434,395	283,280

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 538,232

2022 Est. T.C.V. 006-125-053-00	=	1,380,287
Est. TCV/Total Floor Area = 432.96, Most recent sale 04/29/2008 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
667,900 667,900 667,900 346,920 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 22,200 0 0 11,448 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
690,100 690,100 690,100 358,368 358,368 358,368		

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45-006-125-054-00	2022 Est. T.C.V.	OUZOUNIAN MICHAEL & ROGERS PATRICIA
Property Class: 408		6776 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	352.33	0.9109	0.9488	8000	100		691,415
GRADE"C" 8000	59.49	352.33	0.9109	0.9488	8000	50	SURPLUS: ZONING 100 ft	205,661
159 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								897,077

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	660	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1948

(11) Heating System: Forced Hot Water

Ground Area = 1661 SF Floor Area = 2319 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	522		
1.5 Story	Siding	Basement	272		
1 Story	Siding	Slab	323		
1 Story	Siding	Basement	544		
Total:				323,188	239,160

Other Additions/Adjustments

Recreation Room	1610	38,060	28,164
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Plumbing

Average Fixture(s)	1	1,880	1,391
3 Fixture Bath	2	11,822	8,748

Water/Sewer

1000 Gal Septic	1	4,877	3,609
Water Well, 100 Feet	1	5,403	3,998

Porches

WCP (1 Story)	40	2,880	2,131
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Deck

Treated Wood	294	4,889	3,618
Treated Wood	131	2,875	2,127
Treated Wood	588	7,703	5,700

Garages

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

Base Cost	480	22,392	16,570
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Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	25,488	18,861
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Built-Ins

Appliance Allow.	1	3,439	2,545
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Totals:	454,896	336,622
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Notes: HOUSE AT WATER. 1948 ORIGINAL & 1991 ADDITION

ECF (4134 BIG GLEN) 1.900 => TCV: 639,582

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 1925

(11) Heating System: Forced Heat & Cool
Ground Area = 1114 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,114		
1 Story	Siding	Overhang	86		
			Total:	157,076	43,197

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	351
3 Fixture Bath	1	4,020	1,105

Water/Sewer

1000 Gal Septic	1	4,209	1,157
Water Well, 100 Feet	1	5,025	1,382

Porches

WGEP (1 Story)	370	21,064	5,793
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Built-Ins

Appliance Allow.	1	2,394	658
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Fireplaces

Exterior 1 Story	1	5,635	1,550
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Totals: 200,700 55,193

Notes: HOUSE AT ROAD

ECF (4134 BIG GLEN) 1.900 => TCV: 104,867

2022 Est. T.C.V. 006-125-054-00 = 1,649,026

Est. TCV/Total Floor Area = 468.61, Most recent sale 07/31/2017 for 1,550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
794,000	794,000	794,000	753,446	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,500	0	0	24,863	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
824,500	824,500	824,500	778,309	778,309	607,081	

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45-006-125-055-00	2022 Est. T.C.V.	WALLACE CAROLYN J TRUST
Property Class: 408		6752 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	66.50	291.76	1.0850	0.9000	8000	100		519,522
67 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =			519,522

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	520	50	10,699
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				15,699

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2761 SF Floor Area = 4993 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,466		
2 Story	Siding	Basement	766		
1 Story	Siding	Slab	529		
		Total:		590,859	384,058

Other Additions/Adjustments

Exterior				
Stone Veneer	160	6,456	4,196	

Plumbing				
Average Fixture(s)	1	1,880	1,222	
3 Fixture Bath	2	11,822	7,684	

Water/Sewer				
1000 Gal Septic	1	4,877	3,170	
Water Well, 100 Feet	1	5,403	3,512	

Porches				
WCP (1 Story)	78	4,610	2,996	
WPP	72	2,772	1,802	
WPP	70	2,734	1,777	

Deck				
Treated Wood	536	7,247	4,711	

Balcony				
Wood Balcony	32	1,377	895	

Garages				
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	688	34,723	22,570	
Storage Over Garage	264	4,105	2,668	
Door Opener	2	1,182	768	

Built-Ins				
Appliance Allow.	1	3,439	2,235	

Fireplaces				
Exterior 2 Story	2	17,893	11,630	
Direct-Vented Gas	1	3,805	2,473	

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Totals: 705,184 458,367

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 870,897

2022 Est. T.C.V. 006-125-055-00 = 1,406,118

Est. TCV/Total Floor Area = 281.62

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
728,500	728,500	728,500	350,630	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-25,400	0	0	11,570	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
703,100	703,100	703,100	362,200	362,200	362,200	

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45-006-125-056-00	2022 Est. T.C.V.	6726 DUNNS FARM LLC
Property Class: 408		6726 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE"C" 8000	100.00	262.30	0.9760	0.8736	8000	100		682,104	
GRADE"C" 8000	12.92	262.30	0.9760	0.8736	8000	50	SURPLUS: ZONING 100 ft	44,064	
113 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 726,168	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Forced Heat & Cool
Ground Area = 1370 SF Floor Area = 2454 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,084		
1 Story	Siding	Crawl Space	286		
Total:				331,114	215,223

Other Additions/Adjustments

Exterior				
Stone Veneer	120	4,842	3,147	

Plumbing				
Average Fixture(s)	1	1,880	1,222	
3 Fixture Bath	1	5,911	3,842	

Water/Sewer				
1000 Gal Septic	1	4,877	3,170	
Water Well, 100 Feet	1	5,403	3,512	

Porches				
CGEP (1 Story)	396	24,706	16,059	
CPP	48	1,193	775	

Garages				
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	360	18,360	11,934	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	625	26,963	17,526	

Built-Ins				
Appliance Allow.	1	3,439	2,235	
Oven	1	1,760	1,144	

Fireplaces				
Interior 2 Story	1	7,349	4,777	
Prefab 1 Story	1	3,172	2,062	

Totals: 440,969 286,628

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 544,593

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2022	Est. T.C.V.	006-125-056-00			=	1,283,261
Est. TCV/Total Floor Area = 522.93						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	619,300	619,300	619,300	372,090	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	12,278	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	641,600	641,600	641,600	384,368	384,368	0

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45-006-125-057-00	2022 Est. T.C.V.	SNUG HARBOR COTTAGE LLC
Property Class: 408		6710 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	63.00	343.53	1.0968	0.9422	8000	100		520,816
63 Actual Front Feet, 0.50 Total Acres					Total Est.		Land Value =	520,816

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	40.87	80	50	1,635
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,635

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1940

(11) Heating System: Forced Heat & Cool
Ground Area = 1437 SF Floor Area = 2734 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	996		
1 Story	Siding	Crawl Space	441		
1 Story	Siding	Overhang	301		
Total:				392,980	334,034

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	3	27,132	23,062
2 Fixture Bath	1	6,029	5,125

Water/Sewer

2000 Gal Septic	1	10,315	8,768
Water Well, 100 Feet	1	5,664	4,814

Porches

WCP (1 Story)	48	3,646	3,427	*94% Good
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Garages

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

Base Cost	601	37,538	35,286	*94% Good
Door Opener	2	1,324	1,245	

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
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Deck

Treated Wood	844	10,491	8,917
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Totals: 512,220 439,214

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 834,507

2022 Est. T.C.V. 006-125-057-00 = 1,361,958
Est. TCV/Total Floor Area = 498.16, Most recent sale 11/15/2019 for 1,050,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	663,100	663,100	663,100	630,201	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,900	0	0	-12,103	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	681,000	681,000	681,000	650,997	650,997	0

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45-006-125-058-00	2022 Est. T.C.V.	CAMPBELL/LINCOLN LLC
Property Class: 408		6720 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	66.50	235.81	1.0850	0.8480	8000	100		489,461
67 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			489,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 2001

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 1917 SF Floor Area = 4848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,917		
1 Story	Siding	Overhang	56		
Total:				994,463	745,845

Other Additions/Adjustments

Exterior				
Stone Veneer	200	9,926	7,444	

Plumbing				
Average Fixture(s)	1	3,547	2,660	
3 Fixture Bath	3	33,516	25,137	

Water/Sewer				
1000 Gal Septic	1	5,822	4,366	
Water Well, 100 Feet	1	6,013	4,510	

Porches				
CCP (1 Story)	136	6,801	5,101	
CCP (1 Story)	56	2,938	2,203	

Garages

Class: A Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	360	33,944	25,458	
Door Opener	1	745	559	
Class: A Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	576	47,917	35,938	
Storage Over Garage	576	14,440	10,830	
Door Opener	2	1,490	1,117	

Built-Ins				
Appliance Allow.	1	8,366	6,274	

Fireplaces				
Exterior 1 Story	1	9,644	7,233	
Exterior 2 Story	1	11,590	8,692	

Totals: 1,191,162 893,367

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,697,397

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2022 Est. T.C.V. 006-125-058-00	=	2,198,358				
Est. TCV/Total Floor Area = 453.46, Most recent sale 08/16/2000 for 300,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,081,500	1,081,500	1,081,500	530,325	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	17,500	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,099,200	1,099,200	1,099,200	547,825	547,825		0

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45-006-125-059-00	2022 Est. T.C.V.	SUTHERLAND ELIZABETH ANN TRUST
Property Class: 401		6071 S FISHER RD
Map #: 45,46	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	86.00	263.00	1.0000	1.0000	500	100		43,000
FISHER LK "C"	10.00	0.00	1.0000	1.0000	3000	50	SHARED ACCESS	15,000
96 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 58,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	14.10	80	0	0
Wood Frame	27.95	80	50	1,118
Wood Frame	21.07	230	50	2,423
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,041

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1468 SF Floor Area = 2171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	765		
2 Story	Siding	Crawl Space	703		
			Total:	215,681	129,408

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	766	
3 Fixture Bath	1	4,020	2,412	
2 Fixture Bath	1	2,690	1,614	

Water/Sewer				
1000 Gal Septic	1	4,209	2,525	
Water Well, 100 Feet	1	5,025	3,015	

Garages

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

Base Cost	720	22,637	13,582
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
Wood Stove	1	2,208	1,325

Totals: 267,083 160,248

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 304,471

2022 Est. T.C.V. 006-125-059-00 = 368,512

Est. TCV/Total Floor Area = 169.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,700	177,700	177,700	98,952	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	3,265	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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184,300	184,300	184,300	102,217	102,217	102,217
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45-006-125-060-00	2022 Est. T.C.V.	CASTLE LIVING TRUST
Property Class: 401		6091 S FISHER RD
Map #: 45,46	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	86.33	302.75	1.0000	1.0000	500	100		43,167
FISHER LK "C"	10.00	0.00	1.0000	1.0000	3000	50	SUBJECT TO EASE	15,000
96 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								58,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.35	126	50	1,345

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,845

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

(11) Heating System: Electric Baseboard

Ground Area = 1746 SF Floor Area = 1746 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	873		
1 Story	Siding	Slab	873		
Total:				161,262	104,819

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches

CCP (1 Story)	43	1,063	691
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Garages

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

Base Cost	936	30,411	19,767
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	1,673	1,087
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 207,172 135,710

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 257,850

2022 Est. T.C.V. 006-125-060-00 = 319,862

Est. TCV/Total Floor Area = 183.20

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,300	141,300	141,300	97,329	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
13,700	4,900	0	13,700	3,211		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,900	159,900	159,900	114,240	114,240	0	

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45-006-125-061-00	2022 Est. T.C.V.	HAGERTY COTTAGE LLC
Property Class: 408		4483 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	280.78	0.8429	1.0000	15000	100		2,528,681
GRADE B 10K	35.04	280.78	0.7739	0.9397	10000	50	SURPLUS: ZONING 100 ft	127,395
235 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								2,656,076

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.27	175	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1941

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1842 SF Floor Area = 1842 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,842		
Total:				210,328	136,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	120	2,053	1,334
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Deck

Treated Wood	300	4,668	3,034
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	15,972	10,382
Class: A Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	730	51,808	33,675
Storage Over Garage	365	9,151	5,948

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
Wood Stove	1	2,208	1,435

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 321,748 210,158

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 399,300

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1970

(11) Heating System: No Heating/Cooling
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	46,135	12,687

Other Additions/Adjustments

Plumbing					
Extra Toilet			1	1,105	304
Extra Sink			1	674	185

Built-Ins					
Appliance Allow.			1	1,673	460

Totals: 49,587 13,636

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 25,908

2022 Est. T.C.V. 006-125-061-00 = 3,091,284

Est. TCV/Total Floor Area = 1354.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,528,500	1,528,500	1,528,500	1,261,406	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,100	0	0	41,626	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,545,600	1,545,600	1,545,600	1,303,032	1,303,032	0	

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45-006-125-062-00	2022 Est. T.C.V.	MCDONALD JOSEPH & ASHLEY TRUST
Property Class: 408		4709 W NORTHWOOD DR
Map #: 47,46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP A 15000	100.00	215.00	0.9642	1.0000	15000	100		1,446,289
GROUP A 15000	20.00	215.00	0.9642	1.0000	15000	50	SURPLUS: ZONING 100 ft	144,629
120 Actual Front Feet, 0.59 Total Acres								1,590,918
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	5200	0	0
D/W/P: Patio Blocks	18.14	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 4126 SF Floor Area = 4762 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,853		
1.5 Story	Siding	Crawl Space	1,273		
Total:				640,113	608,107

Other Additions/Adjustments

Exterior					
Stone Veneer		400	17,900		17,005

Plumbing					
Average Fixture(s)		1	2,867		2,724
3 Fixture Bath		2	18,088		17,184
2 Fixture Bath		5	30,147		28,640

Water/Sewer					
2000 Gal Septic		1	10,315		9,799
Water Well, 50 Feet		1	2,672		2,538

Porches					
CCP (1 Story)		565	17,492		16,617
CCP (1 Story)		99	3,416		3,245

Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener		2	1,324		1,258
Base Cost		1080	58,860		55,917

Built-Ins					
Appliance Allow.		1	5,926		5,630

Fireplaces					
Interior 1 Story		1	6,826		6,485
Exterior 1 Story		1	8,453		8,030

Totals: 824,399 783,179

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,488,040

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2022 Est. T.C.V. 006-125-062-00	=	3,088,958				
Est. TCV/Total Floor Area = 648.67, Most recent sale 06/03/2016 for 2,100,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,507,300	1,507,300	1,507,300	1,382,783	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,200	0	0	45,631	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,544,500	1,544,500	1,544,500	1,428,414	1,428,414		0

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45-006-125-063-00	2022 Est. T.C.V.	HALEY JOHN R TRUST
Property Class: 408		4787 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	300.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.95	28	50	475
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,975

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool
Ground Area = 1858 SF Floor Area = 1858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,858		
Total:				225,837	146,776

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	27	664	432
CCP (1 Story)	11	479	311

Deck

Treated Wood	614	7,479	4,861
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 260,022 168,995

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 321,091

2022 Est. T.C.V. 006-125-063-00 = 1,823,066

Est. TCV/Total Floor Area = 981.20, Most recent sale 06/26/2020 for 1,697,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
849,900	849,900	849,900	849,900	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
52,700	8,900	0	52,700	8,900		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
911,500	911,500	911,500	930,646	911,500		0

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45-006-125-064-00	2022 Est. T.C.V.	STOUTLAND PAGE O & SMITH WENDIN D
Property Class: 408		6374 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP D 5500/	100.00	275.00	0.8677	0.9124	5500	100		435,411
GROUP D 5500/	50.00	275.00	0.8677	0.9124	5500	50	SURPLUS >100' ZONING	108,853
DUNNS 300	150.00	320.00	0.8677	1.0000	300	100		39,046
150 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =								583,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 1340 SF Floor Area = 1381 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,340		
1 Story	Siding	Overhang	41		
Total:				223,604	219,132

Other Additions/Adjustments

Recreation Room	1292	30,543	29,932
Basement, Outside Entrance, Above Grade	2	4,132	4,049

Plumbing

Average Fixture(s)	1	1,880	1,842
3 Fixture Bath	1	5,911	5,793
2 Fixture Bath	1	3,960	3,881

Water/Sewer

1000 Gal Septic	1	4,877	4,779
Water Well, 150 Feet	1	7,988	7,828

Porches

WCP (1 Story)	213	9,408	9,220
WPP	353	6,612	6,480
WPP	353	6,612	6,480
WCP (1 Story)	91	5,024	4,924
WPP	231	5,299	5,193
CPP	274	4,927	4,828

Deck

Treated Wood	126	2,800	2,744
Treated Wood	157	3,237	3,172

Garages

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

Base Cost	721	35,913	35,195
Door Opener	1	591	579

Built-Ins

Appliance Allow.	1	3,439	3,370
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Fireplaces

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Prefab 1 Story	1	3,172	3,109	
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		372,929	365,530	

Notes: VIEW DECK ON SLOP TO LAKE

ECF (4134 BIG GLEN) 1.900 => TCV: 694,507

2022 Est. T.C.V. 006-125-064-00	=	1,280,317
Est. TCV/Total Floor Area = 927.09, Most recent sale 09/14/2016 for 617,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
615,200 615,200 615,200 541,916 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 25,000 0 0 17,883 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
640,200 640,200 640,200 559,799 559,799 559,799		

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45-006-125-068-00	2022 Est. T.C.V.	BENGSTON HARRIET P TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
\$200/FF	100.00	382.00	0.8855	1.0000	200	100		17,709	
\$200/FF	50.00	382.00	0.8855	1.0000	200	50	SURPLUS: ZONING 100 ft	4,427	
150 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								22,137	

2022 Est. T.C.V. 006-125-068-00 = 22,137

Est. TCV/Total Floor Area = 16.03, Most recent sale 01/20/2017 for 57,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	11,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	11,466	11,100	0	

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45-006-125-068-10	2022 Est. T.C.V.	CHESTERFIELD LINDA & DAVID TRUST
Property Class: 408		6364 S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	230.87	0.8723	0.8810	5500	100		422,672
GROUP D 5500/	47.75	230.87	0.8723	0.8810	5500	50	SURPLUS: ZONING 100 ft	100,913
148 Actual Front Feet, 0.78 Total Acres					Total Est.		Land Value =	523,585

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B -5 Blt 1953

(11) Heating System: Electric Baseboard
Ground Area = 1798 SF Floor Area = 1798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Basement	1,798		
Total:				304,143	197,696

Other Additions/Adjustments

Basement Living Area	1789	91,275	59,329
Basement, Outside Entrance, Below Grade	1	3,644	2,369

Plumbing

Average Fixture(s)	1	2,808	1,825
3 Fixture Bath	4	35,430	23,029
2 Fixture Bath	1	5,905	3,838

Water/Sewer

1000 Gal Septic	1	5,181	3,368
Water Well, 100 Feet	1	5,711	3,712

Garages

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

Base Cost	718	44,588	28,982
Door Opener	1	648	421

Built-Ins

Appliance Allow.	1	5,974	3,883
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Deck

Treated Wood	802	10,049	6,532
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Totals: 515,356 334,984

Notes: PB14-0087 PHASE 1 BATH (WAS KITCHENNETTE) 75SQFT.

ECF (4134 BIG GLEN) 1.900 => TCV: 636,470

2022 Est. T.C.V. 006-125-068-10 = 1,167,555

Est. TCV/Total Floor Area = 649.36, Most recent sale 07/15/2005 for 925,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
583,200	583,200	583,200	461,702	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	15,236	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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583,800	583,800	583,800	476,938	476,938	0

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45-006-125-069-00	2022 Est. T.C.V.	WORSLEY TRUST
Property Class: 408		6410 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 5500/	100.00	559.00	0.7846	1.0514	5500	100		453,719	
GROUP D 5500/	100.00	559.00	0.7846	1.0514	5500	50	SURPLUS: ZONING 100 ft	226,859	
200 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 680,578	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls B Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 1559 SF Floor Area = 2806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,559		
Total:				375,865	244,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	2	18,088	11,757

Water/Sewer

2000 Gal Septic	1	10,315	6,705
Water Well, 100 Feet	1	5,664	3,682

Porches

WPP	200	5,574	3,623
WPP	60	2,801	1,821
WPP	84	3,306	2,149

Deck

Treated Wood	104	2,527	1,643
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Garages

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

Base Cost	624	32,648	21,221
Door Opener	1	662	430

Built-Ins

Appliance Allow.	1	5,926	3,852
Jacuzzi Tub	1	12,461	8,100

Fireplaces

Prefab 1 Story	1	3,776	2,454
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Totals: 482,480 313,615

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 595,869

2022 Est. T.C.V. 006-125-069-00	=	1,286,447
Est. TCV/Total Floor Area = 458.46		
2021 Assessed	MBOR	S.E.V. Base for Cap C.P.I.

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2022	618,800	618,800	618,800	386,394	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	12,751	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	643,200	643,200	643,200	399,145	399,145	399,145

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DB: 2022Ga

45-006-125-069-10	2022 Est. T.C.V.	DARLINGTON PROPERTIES LLC
Property Class: 408		6388 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	250.03	0.7846	0.8952	5500	100		386,282
DUNNS 300	100.00	354.00	0.7846	1.0000	300	100		23,538
200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								409,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,236

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1979

(11) Heating System: Forced Hot Water

Ground Area = 952 SF Floor Area = 952 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
			Total:	136,060	95,234

Other Additions/Adjustments

Recreation Room	400	6,692	4,684
Basement, Outside Entrance, Below Grade	1	2,215	1,550

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CGEP (1 Story)	50	4,041	2,829
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Deck

Treated Wood	190	3,462	2,423
Treated Wood	304	4,712	3,298
Treated Wood	84	2,017	1,412
Treated Wood	121	2,565	1,795

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 1 Story	1	2,242	1,569
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Totals: 180,931 126,641

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 240,618

2022 Est. T.C.V. 006-125-069-10

= 657,673

Est. TCV/Total Floor Area = 690.83

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	318,900		318,900	318,900	299,335	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		9,900	0	0	9,878	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	328,800		328,800	328,800	309,213	309,213	0

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Valuation Report

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45-006-125-070-00	2022 Est. T.C.V.	STEAD ROBERT R
Property Class: 408		6450 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	276.00	0.7847	0.9130	5500	100		394,067
GROUP D 5500/	99.89	276.00	0.7847	0.9130	5500	50	SURPLUS: ZONING 100 ft	196,817
200 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								590,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1948

(11) Heating System: Forced Heat & Cool
Ground Area = 2157 SF Floor Area = 2157 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,761		
1 Story	Siding	Basement	396		
Total:				267,520	187,282

Other Additions/Adjustments

Basement Living Area	396	12,284	8,599
Basement, Outside Entrance, Below Grade	1	2,215	1,550

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	3	12,059	8,441

Water/Sewer

2000 Gal Septic	1	8,364	5,855
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	60	3,046	2,132
WPP	433	6,291	4,404

Deck

Treated Wood	140	2,838	1,987
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Garages

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

Base Cost	616	27,079	18,955
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 1 Story	1	5,635	3,944
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Totals: 356,973 249,898

Notes:

ECF (4134 BIG GLEN) 1.900 => TCv: 474,806

Parcel Number: 45-006-125-070-00

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2022	Est. T.C.V.	006-125-070-00	=	1,075,689		
Est. TCV/Total Floor Area = 498.70, Most recent sale 12/09/1992 for 100						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	518,400	518,400	518,400	336,025	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,400	0	0	11,088	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	537,800	537,800	537,800	347,113	347,113	0

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45-006-125-070-10	2022 Est. T.C.V.	PYRAMID POINT PARTNERS LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	100.00	427.00	0.8063	1.0000	300	100		24,189
DUNNS 300	85.00	427.00	0.8063	1.0000	300	50	SURPLUS: ZONING 100 ft	10,280
185 Actual Front Feet, 1.81 Total Acres Total Est. Land Value =								34,469

2022 Est. T.C.V. 006-125-070-10 = 34,469

Est. TCV/Total Floor Area = 15.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,200	17,200	17,200	16,021	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	528	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,200	17,200	17,200	16,549	16,549	0

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45-006-125-071-00	2022 Est. T.C.V.	UNGER TIMOTHY J & SUSAN J TNC
Property Class: 408		6516 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 5500/	100.00	275.00	0.7792	0.9124	5500	100		390,986	
GROUP D 5500/	104.00	275.00	0.7792	0.9124	5500	50	SURPLUS: ZONING 100 ft	203,313	
204 Actual Front Feet, 1.29 Total Acres					Total Est. Land Value =			594,298	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	1376	0	0
D/W/P: 3.5 Concrete	6.56	1870	0	0
Wood Frame	30.22	137	50	2,070

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	2	0	0
Total Estimated Land Improvements True Cash Value =				22,070

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1971

(11) Heating System: Forced Hot Water

Ground Area = 3150 SF Floor Area = 3150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,480		
1 Story	Siding	Crawl Space	1,670		
Total:				444,135	288,687

Other Additions/Adjustments

Recreation Room	1480	34,987	8,747
Basement, Outside Entrance, Below Grade	1	3,109	2,021

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	3	17,733	11,526

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	58	2,455	1,596
WPP	1097	19,428	12,628

Deck

Treated Wood	172	3,437	2,234
Treated Wood	189	3,672	2,387
Treated Wood	294	4,889	3,178

Garages

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

Base Cost	832	42,623	27,705
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
Security System	1	6,838	4,445

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Fireplaces

Interior 1 Story	2	11,968	7,779
Wood Stove	1	3,195	2,077
Direct-Vented Gas	1	3,805	2,473

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 619,358 389,637

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 740,310

2022 Est. T.C.V. 006-125-071-00 = 1,356,678

Est. TCV/Total Floor Area = 430.69, Most recent sale 06/10/2003 for 1,340,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
648,200	648,200	648,200	576,044	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	0	19,009	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
678,300	678,300	678,300	595,053	595,053	0	

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45-006-125-072-00	2022 Est. T.C.V.	GRABER JON PAUL & GLORIA SUE
Property Class: 408		6490 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 5500/	100.00	280.00	0.9965	0.9157	5500	100		501,862	
GROUP D 5500/	1.00	280.00	0.9965	0.9157	5500	50	SURPLUS: ZONING 100 ft	2,509	
101 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 504,371	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 2363 SF Floor Area = 3556 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,363		
1 Story	Siding	Overhang	16		
1 Story	Siding	Overhang	586		
Total:				570,766	456,611

Other Additions/Adjustments

Recreation Room	2363	61,934	49,547
Exterior			
Stone Veneer	50	2,238	1,790
Plumbing			
Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470
Water/Sewer			
1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531
Porches			
CCP (1 Story)	72	2,560	2,048
WCP (1 Story)	91	5,600	4,480
WPP	195	5,501	4,401
WPP	64	2,910	2,328
Deck			
Treated Wood	48	1,651	1,321
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1/2 Wall	1	-1,577	-1,262
Door Opener	3	1,986	1,589
Base Cost	1172	63,874	51,099
Built-Ins			
Appliance Allow.	1	5,926	4,741
Fireplaces			
Interior 2 Story	1	8,308	6,646
Exterior 2 Story	1	10,196	8,157

Parcel Number: 45-006-125-072-00

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Totals: 773,782 619,023

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,176,144

2022 Est. T.C.V. 006-125-072-00 = 1,690,515

Est. TCV/Total Floor Area = 475.40, Most recent sale 09/16/1992 for 172,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
830,800	830,800	830,800	522,678	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	17,248	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
845,300	845,300	845,300	539,926	539,926	539,926	

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45-006-125-073-00	2022 Est. T.C.V.	WOOD CHRISTOPHER & WOOD SALLY TRUSTS
Property Class: 408		6494 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	270.00	0.9965	0.9090	5500	100		498,225
GROUP D 5500/	1.00	270.00	0.9965	0.9090	5500	50	SURPLUS: ZONING 100 ft	2,491
101 Actual Front Feet, 0.63 Total Acres					Total Est.		Land Value =	500,716

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1500	0	0
Wood Frame	32.70	96	50	1,569
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,569

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls BC Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2213 SF Floor Area = 2609 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,817		
Bi-Level	Siding	Bi-Lev.100%	396		
Total:				336,253	269,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	44	1,487	1,190
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Deck

Treated Wood	629	8,051	6,441
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Garages

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

Base Cost	438	23,017	18,414
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Two Sided	1	8,482	6,786
Prefab 1 Story	1	3,172	2,538

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 415,279 332,825

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 632,368

2022 Est. T.C.V. 006-125-073-00 = 1,139,653

Est. TCV/Total Floor Area = 436.82, Most recent sale 01/18/2019 for 1,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
544,100	544,100	544,100	518,356	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,700	0	0	17,105	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
569,800	569,800	569,800	535,461	535,461	0	

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Valuation Report

DB: 2022Ga

45-006-125-074-00	2022 Est. T.C.V.	WARE DONALD R TRUST &
Property Class: 408		6482 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	278.00	0.9382	0.9143	5500	100		471,803
GROUP D 5500/	20.00	278.00	0.9382	0.9143	5500	50	SURPLUS: ZONING 100 ft	47,180
120 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								518,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,954

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2459 SF Floor Area = 2459 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,459		
Total:				253,832	152,300

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WPP	517	7,497	4,498
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Garages

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

Base Cost	729	25,325	15,195
Common Wall: 1 Wall	1	-2,324	-1,394
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 310,526 186,316

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 354,000

2022 Est. T.C.V. 006-125-074-00 = 881,937

Est. TCV/Total Floor Area = 358.66

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
426,400	426,400	426,400	324,339	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	14,600	0	0	10,703 0

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Parcel Number: 45-006-125-074-00

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	441,000	441,000	441,000	335,042	335,042	0

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Valuation Report

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45-006-125-074-20	2022 Est. T.C.V.	PYRAMID POINT PARTNERS LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	100.00	309.00	0.9382	1.0000	300	100		28,145
DUNNS 300	20.00	309.00	0.9382	1.0000	300	50	SURPLUS: ZONING 100 ft	2,815
120 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	30,960

2022 Est. T.C.V. 006-125-074-20 = 30,960

Est. TCV/Total Floor Area = 12.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,500	15,500	15,500	14,398	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	475	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	14,873	14,873	0

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Valuation Report

DB: 2022Ga

45-006-125-075-00	2022 Est. T.C.V.	ROSE MARCIA L TRUST
Property Class: 408		6564 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 5500/	100.00	280.00	0.9965	0.9157	5500	100		501,862	
GROUP D 5500/	1.00	280.00	0.9965	0.9157	5500	50	SURPLUS: ZONING 100 ft	2,509	
101 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 504,371	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	140	0	0
D/W/P: Asphalt Paving	3.12	2500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1935 SF Floor Area = 2556 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,314		
2 Story	Siding	Crawl Space	621		
Total:				331,382	248,537

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Deck

Treated Wood	583	7,661	5,746
Treated Wood	191	3,698	2,773

Balcony

Wood Balcony	32	1,377	1,033
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Garages

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

Base Cost	528	23,966	17,974
Common Wall: 1 Wall	1	-2,294	-1,720

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 1 Story	1	7,378	5,533
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Totals: 400,589 300,441

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 570,838

2022 Est. T.C.V. 006-125-075-00

= 1,082,709

Est. TCV/Total Floor Area = 423.60

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Parcel Number: 45-006-125-075-00

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	518,000		518,000	518,000	322,651	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		23,400	0	0	10,647	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	541,400		541,400	541,400	333,298	333,298	333,298

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Valuation Report

DB: 2022Ga

45-006-125-076-00	2022 Est. T.C.V.	WILLE THOMAS R & SALLY A
Property Class: 408		6538 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	280.00	0.9965	0.9157	5500	100		501,862
GROUP D 5500/	1.00	280.00	0.9965	0.9157	5500	50	SURPLUS: ZONING 100 ft	2,509
101 Actual Front Feet, 0.65 Total Acres					Total Est.		Land Value =	504,371

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	200	0	0
D/W/P: Crushed Rock	2.15	2100	0	0
Wood Frame	43.47	38	50	826
Wood Frame	37.70	70	50	1,319
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,145

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1971

(11) Heating System: Heat Pump
Ground Area = 3057 SF Floor Area = 3057 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	3,057		
			Total:	457,786	320,450

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	2	11,822	8,275

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

WCP (1 Story)	172	8,118	5,683
CCP (1 Story)	27	978	685
WPP	585	10,893	7,625
WPP	629	11,699	8,189
WPP	1002	17,745	12,421

Deck

Treated Wood	629	8,051	5,636
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Garages

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

Base Cost	679	31,186	21,830
Common Wall: 1 Wall	1	-2,697	-1,888

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 1 Story	2	11,968	8,378
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Totals: 583,148 408,203

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 775,586

2022 Est. T.C.V. 006-125-076-00 = 1,292,102

Est. TCV/Total Floor Area = 422.67, Most recent sale 09/27/1999 for 655,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
614,200	614,200	614,200	442,795	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,900	0	0	14,612	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
646,100	646,100	646,100	457,407	457,407	0	

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Valuation Report

DB: 2022Ga

45-006-125-077-00	2022 Est. T.C.V.	PATTON CHARLES L II
Property Class: 408		6600 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	104.00	268.00	0.9864	0.9077	5500	100		512,110
DUNNS 300	120.00	617.00	0.9382	1.0000	300	100	SURPLUS & ACROSS STREET	33,775
224 Actual Front Feet, 2.34 Total Acres Total Est. Land Value =								545,885

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1928

(11) Heating System: Forced Heat & Cool
Ground Area = 2302 SF Floor Area = 2302 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,302		
Total:				215,288	118,409

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

CGEP (1 Story)	392	16,397	9,018
CPP	50	965	531
CPP	54	1,027	565

Garages

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

Base Cost	506	15,656	8,611
Common Wall: 1/2 Wall	1	-885	-487

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Exterior 1 Story	1	4,938	2,716
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Totals: 268,280 147,554

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 280,353

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1928

(11) Heating System: Forced Air w/o Ducts
Ground Area = 504 SF Floor Area = 504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	504		
			Total:	53,044	29,173

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	887	488

Built-Ins					
Appliance Allow.			1	1,418	780

Totals:				55,349	30,441
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 57,838

2022 Est. T.C.V. 006-125-077-00 = 889,076

Est. TCV/Total Floor Area = 316.85

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
430,700	430,700	430,700	253,338	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,800	0	0	8,360	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
444,500	444,500	444,500	261,698	261,698	248,613

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45-006-125-078-00	2022 Est. T.C.V.	GREY GABLES LLC &
Property Class: 408		6630 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	400.00	250.00	0.6806	0.8993	6000	100		1,469,011
GRADE"D" 6000	66.00	250.00	0.6806	0.8993	6000	50	SURPLUS: ZONING 100 ft	121,193
DUNNS 300	415.00	524.82	0.5835	1.0000	300	100		72,650
466 Actual Front Feet, 7.67 Total Acres Total Est. Land Value =								1,662,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	2400	0	0
Wood Frame	35.77	80	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				16,431

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Electric Baseboard

Ground Area = 3409 SF Floor Area = 6314 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,014		
2 Story	Siding	Basement	1,395		
Total:				680,783	476,549

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	2	11,822	8,275

Water/Sewer

1000 Gal Septic	1	4,877	3,414
2000 Gal Septic	1	9,576	6,703
Water Well, 100 Feet	1	5,403	3,782

Porches

CGEP (1 Story)	555	34,421	24,095
CPP	220	4,224	2,957
CCP (1 Story)	306	8,525	5,967
WCP (1 Story)	204	9,145	6,401
CCP (1 Story)	54	1,771	1,240
CCP (1 Story)	64	2,076	1,453

Garages

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

Base Cost	1016	49,865	34,905
Door Opener	3	1,773	1,241

Built-Ins

Appliance Allow.	1	3,439	2,407
Garbage Disposal	1	314	220

Fireplaces

Exterior 2 Story	2	17,893	12,525
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Totals: 847,787 593,450

Notes: RESIDENCE & 3DOORGARAGEACROSS

Parcel Number: 45-006-125-078-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 1,127,555

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1110 SF Floor Area = 1110 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
			Total:	126,783	82,410

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 200 Feet	1	9,295	6,042

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Porches

WCP (1 Story)	24	1,567	1,019
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Totals:	154,164	100,208
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Notes: SOUTH HOUSE AT ROAD

ECF (4134 BIG GLEN) 1.900 => TCV: 190,395

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 1933

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	860		
			Total:	64,672	42,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Porches

WPP	364	5,300	3,445
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Deck

Treated Wood	400	5,640	3,666
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			860	34,520	22,438
Totals:				111,409	72,416

Parcel Number: 45-006-125-078-00

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Notes: BOAT HOUSE WITH BUNK HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 137,590

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
Description of Occupancy: NEW SPORTS COURT 2007

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/PLATP/METOWDMSFLH	77066.66	1	1.00	100	77,067

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 107,894

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: NEW 2007 - ATTACHED TO COURT

Costs are taken from the Clubhouses cost schedules.

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

Class: D Quality: Good
Stories: 1 Story Height: 12 Perimeter: 84

Base Rate for Upper Floors = 192.49

Adjusted Square Foot Cost for Upper Floors = 192.49

Total Floor Area: 416 Base Cost New of Upper Floors = 80,076

Reproduction/Replacement Cost = 80,076
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 74,471

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 2 = 104,259
Replacement Cost/Floor Area= 192.49 Est. TCV/Floor Area= 250.62

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2007
Description of Occupancy: BOAT STORAGE WITH 5 DOORS

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 212

Base Rate for Upper Floors = 27.90

Adjusted Square Foot Cost for Upper Floors = 27.90

Total Floor Area: 2,448 Base Cost New of Upper Floors = 68,299

Reproduction/Replacement Cost = 68,299
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 63,518

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 3 = 88,925
Replacement Cost/Floor Area= 27.90 Est. TCV/Floor Area= 36.33

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2008
Description of Occupancy: STORAGE-PLANNED AS TRAIN ROOM

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 112
Overall Building Height: 12

Base Rate for Upper Floors = 33.44

Parcel Number: 45-006-125-078-00

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Adjusted Square Foot Cost for Upper Floors = 33.44

Total Floor Area: 792 Base Cost New of Upper Floors = 26,485

Reproduction/Replacement Cost = 26,485

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

Total Depreciated Cost = 24,631

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 4 = 34,483

Replacement Cost/Floor Area= 33.44 Est. TCV/Floor Area= 43.54

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

Description of Occupancy: TENNIS COURT

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	95	41,998

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 5 = 58,797

Total Estimated True Cash Value of Commercial/Industrial Buildings = 394,358

2022 Est. T.C.V. 006-125-078-00 = 3,529,183

Est. TCV/Total Floor Area = 295.58, Most recent sale 05/15/2008 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,764,100	1,764,100	1,764,100	1,375,180	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	45,380	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,764,600	1,764,600	1,764,600	1,420,560	1,420,560	1,136,448

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Valuation Report

DB: 2022Ga

45-006-125-079-00	2022 Est. T.C.V.	GLEN CREST LLC
Property Class: 408		6684 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE"C" 8000	100.00	260.00	0.9642	0.8715	8000	100		672,198	
GRADE"C" 8000	20.00	260.00	0.9642	0.8715	8000	50	SURPLUS: ZONING 100 ft	67,220	
120 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value =	739,418

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard
Ground Area = 550 SF Floor Area = 1100 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	550		
Total:				116,413	69,848

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CGEP (1 Story)	132	8,077	4,846
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 2 Story	1	5,751	3,451
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Totals: 145,836 87,501

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 166,252

2022 Est. T.C.V. 006-125-079-00 = 910,670

Est. TCV/Total Floor Area = 827.88

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
448,500	448,500	448,500	230,353	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	7,601	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
455,300	455,300	455,300	237,954	237,954	0	

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Valuation Report

DB: 2022Ga

45-006-125-080-00	2022 Est. T.C.V.	HALEY FAMILY LTD PARTNERSHIP
Property Class: 408		4475 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	290.30	1.0000	1.0000	15000	100		1,399,995
93 Actual Front Feet, 0.62 Total Acres					Total Est. Land Value =			1,399,995

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1500	0	0
Wood Frame	41.93	48	50	1,006

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,006

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1889 SF Floor Area = 3306 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,889		
			Total:	370,873	296,699

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
Separate Shower	1	2,394	1,915

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WSEP (1 Story)	256	13,768	11,014
WCP (1 Story)	112	5,784	4,627
WCP (1 Story)	96	5,157	4,126

Deck

Treated Wood	28	1,175	940
Treated Wood	64	1,857	1,486
Treated Wood	144	3,059	2,447
Treated Wood	955	11,374	9,099

Garages

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

Base Cost	904	38,248	30,598
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 489,050 391,240

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 743,356

Parcel Number: 45-006-125-080-00

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2022 Est. T.C.V. 006-125-080-00	=	2,149,357
Est. TCV/Total Floor Area = 650.14		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
995,200 995,200 995,200	345,038	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
53,400 26,100 0	53,400	11,386 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,074,700 1,074,700 1,074,700	409,824	409,824 0

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Valuation Report

DB: 2022Ga

45-006-126-001-01	2022 Est. T.C.V.	CAMPBELL FAMILY COTTAGE LLC
Property Class: 408		5327 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	630.00	0.9579	1.0000	15000	100		1,436,835
GROUP A 15000	24.00	630.00	0.9579	1.0000	15000	50	SURPLUS: ZONING 100 ft	172,420
124 Actual Front Feet, 1.79 Total Acres								
Total Est. Land Value =								1,609,255

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard
Ground Area = 1586 SF Floor Area = 1586 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,586		
Total:				172,652	103,592

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	480	6,365	3,819
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Garages

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

Base Cost	440	15,972	9,583
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Porches

WPP	24	1,100	660
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Totals: 221,474 132,884

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 252,479

2022 Est. T.C.V. 006-126-001-01 = 1,866,734

Est. TCV/Total Floor Area = 1177.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
923,000	923,000	923,000	275,429	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	9,089	0	

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Parcel Number: 45-006-126-001-01

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
933,400	933,400	933,400	284,518	284,518	0

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Valuation Report

DB: 2022Ga

45-006-126-001-10	2022 Est. T.C.V.	LATTO AARON B TRUST
Property Class: 408		5333 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	95.39	639.31	1.0000	1.0000	15000	100		1,430,850
95 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								1,430,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	40	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Hot Water
Ground Area = 1840 SF Floor Area = 1840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,840		
Total:				255,786	191,838

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Deck

Treated Wood	228	4,156	3,117
Treated Wood	584	7,668	5,751
Treated Wood	363	5,616	4,212
Treated Wood	240	4,289	3,217

Garages

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

Base Cost	572	27,668	20,751
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 337,847 253,383

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 481,428

2022 Est. T.C.V. 006-126-001-10 = 1,917,278

Est. TCV/Total Floor Area = 1042.00, Most recent sale 12/11/2019 for 1,850,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
938,900	938,900	938,900	926,694	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-126-001-10

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0	19,700	0	0	30,580	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
958,600	958,600	958,600	957,274	957,274	0

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Valuation Report

DB: 2022Ga

45-006-126-002-00	2022 Est. T.C.V.	DEAN DIANE N
Property Class: 460		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS		3.58 Acres			2000	100	CONSERVATION EASEMENT	7,162
		3.58 Total Acres					Total Est. Land Value =	7,162

2022 Est. T.C.V. 006-126-002-00 = 7,162

Est. TCV/Total Floor Area = 3.89, Most recent sale 08/29/2003 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,600	3,600	3,600	3,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,600	3,600	3,600	3,718	3,600	0

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Valuation Report

DB: 2022Ga

45-006-126-002-05	2022 Est. T.C.V.	DEAN DIANE N
Property Class: 460		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 900	100.281565	32	0.9992	1.3333	900	10	CONSERVATION EASEMENT	12,023
100 Actual Front Feet,	3.60	Total Acres			Total Est. Land Value =			12,023

2022 Est. T.C.V. 006-126-002-05 = 12,023

Est. TCV/Total Floor Area = 6.53, Most recent sale 03/14/2003 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	115	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,615	3,615	0	

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Valuation Report

DB: 2022Ga

45-006-126-002-10	2022 Est. T.C.V.	SMITH DENICE K & JAMES M
Property Class: 401		5500 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 900	200.561	546.32	0.8116	1.3284	900	100		194,607
201 Actual Front Feet, 7.12 Total Acres Total Est. Land Value =								194,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	6800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3324 SF Floor Area = 3996 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	632		
1 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	528		
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Crawl Space	448		
1 Story	Siding	Crawl Space	684		
1 Story	Siding	Overhang	672		
Total:				565,946	396,151

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	9,044	6,331
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Water/Sewer

1000 Gal Septic	1	5,290	3,703
Water Well, 100 Feet	1	5,664	3,965

Porches

WSEP (1 Story)	128	9,216	6,451	
WPP	27	1,508	1,056	
WCP (1 Story)	32	2,623	2,439	*93% Good

Deck

Treated Wood	304	5,208	3,646
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Garages

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

Base Cost	1020	57,599	40,319
Storage Over Garage	688	12,893	9,025
Door Opener	3	1,986	1,390

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

Base Cost	420	26,788	18,752
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Built-Ins

Appliance Allow.	1	5,926	4,148
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Totals: 709,691 497,376

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 820,670

Parcel Number: 45-006-126-002-10

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2022	Est. T.C.V.	006-126-002-10	=	1,025,277		
Est. TCV/Total Floor Area = 256.58, Most recent sale 05/30/1997 for 268,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	485,700	485,700	485,700	259,637	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,900	0	0	8,568	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	512,600	512,600	512,600	268,205	268,205	217,246

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DB: 2022Ga

45-006-126-002-20	2022 Est. T.C.V.	READ KIP & LESLIE
Property Class: 460		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value B> GROUP B 80K					80000	100		80,000
4126 NORTH WOODED&WETLANDS	9.84 Acres				2000	100	CONSERVATION EASEMENT	19,680
100 Actual Front Feet, 11.24 Total Acres							Total Est. Land Value =	99,680

2022 Est. T.C.V. 006-126-002-20 = 99,680

Est. TCV/Total Floor Area = 24.94, Most recent sale 05/18/2020 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,800	44,800	44,800	44,800	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	1,478	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,800	49,800	49,800	46,278	46,278	0	

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45-006-126-002-25	2022 Est. T.C.V.	MCCURTIES JANICE M
Property Class: 401		5338 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 900	100.00	403.53	0.8654	0.8878	900	100		69,147
NORTHWOOD 900	61.92	403.53	0.8654	0.8878	900	50	SURPLUS: ZONING	21,408
162 Actual Front Feet, 1.50 Total Acres								
Total Est. Land Value =								90,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 2033 SF Floor Area = 2033 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,033		
Total:				280,272	238,231

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

CCP (1 Story)	80	2,547	2,165
WGEP (1 Story)	196	16,001	13,601

Deck

Treated Wood	387	5,855	4,977
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Garages

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

Base Cost	624	34,732	29,522
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
Dishwasher	1	1,017	864
Garbage Disposal	1	314	267
Microwave	1	703	598

Fireplaces

Exterior 1 Story	1	7,378	6,271
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals: 373,920 318,191

Notes:

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Parcel Number: 45-006-126-002-25

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 525,015

2022 Est. T.C.V. 006-126-002-25	=	623,069				
Est. TCV/Total Floor Area = 306.48, Most recent sale 12/27/2005 for 425,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
275,500	275,500	275,500	251,712	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,000	0	0	8,306	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,500	311,500	311,500	260,018	260,018	260,018	

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Valuation Report

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45-006-126-002-26	2022 Est. T.C.V.	NELSON MICHAEL & SUZANNE
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
NORTHWOOD 900	200.00	303.00	0.8123	0.8147	900	100	
200 Actual Front Feet,	1.39	Total Acres			Total Est. Land Value =		
							Value
							119,111
							119,111

2022 Est. T.C.V. 006-126-002-26 = 119,111

Est. TCV/Total Floor Area = 58.59, Most recent sale 03/25/2021 for 145,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
39,800	39,800	39,800	39,800	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	19,800	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,600	59,600	59,600	41,113	59,600	0

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DB: 2022Ga

45-006-126-002-28	2022 Est. T.C.V.	GORDON DANIEL A & MARGUERITE
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	303.00	0.8123	0.8147	900	100		59,555	
NORTHWOOD 900	100.00	303.00	0.8123	0.8147	900	50	SURPLUS: ZONING 100'	29,778	
200 Actual Front Feet, 1.39 Total Acres								Total Est. Land Value =	89,333

2022 Est. T.C.V. 006-126-002-28 = 89,333

Est. TCV/Total Floor Area = 43.94

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	39,800	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	0	1,313	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	41,113	41,113	0	

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Valuation Report

DB: 2022Ga

45-006-126-002-30	2022 Est. T.C.V.	DEAN HOWARD & DIANE
Property Class: 460		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS		3.63 Acres			2000	100	CONSERVATION EASEMENT	7,254
		3.63 Total Acres					Total Est. Land Value =	7,254

2022 Est. T.C.V. 006-126-002-30 = 7,254

Est. TCV/Total Floor Area = 3.57, Most recent sale 08/08/2003 for 320,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,600	3,600	3,600	3,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,600	3,600	3,600	3,718	3,600	0

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45-006-126-002-40	2022 Est. T.C.V.	READ KIP & LESLIE
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
<Site Value B> GROUP B 80K					80000 100	
4126 NORTH WOODED&WETLANDS	7.18 Acres				2000 100	CONSERVATION AREA
100 Actual Front Feet, 9.56 Total Acres						
Total Est. Land Value =						94,360

2022 Est. T.C.V. 006-126-002-40 = 94,360

Est. TCV/Total Floor Area = 46.41, Most recent sale 05/18/2020 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,200	42,200	42,200	42,115	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	1,389	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	43,504	43,504	0	

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45-006-126-003-00	2022 Est. T.C.V.	ANDERSON PETER F TRUST
Property Class: 460		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4126 NORTHWOOD AREA			21.000 Acres	10,000	100		210,000
		21.00	Total Acres		Total Est.	Land Value =	210,000

2022 Est. T.C.V. 006-126-003-00 = 210,000

Est. TCV/Total Floor Area = 103.30, Most recent sale 12/23/2021 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,000	105,000	105,000	105,000	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,000	105,000	105,000	108,465	105,000	0

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45-006-126-004-01	2022 Est. T.C.V.	HUFFSMITH JOSEPH & WHITNEY TRUST
Property Class: 408		5493 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	486.50	0.9840	1.0000	15000	100		1,476,059
GROUP A 15000	8.38	486.50	0.9840	1.0000	15000	50	SURPLUS: ZONING 100 ft	61,825
108 Actual Front Feet, 1.21 Total Acres								
Total Est. Land Value =								1,537,884

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	19.95	50	50	499
Dock: Light posts	43.31	756	50	16,371
D/W/P: Asphalt Paving	3.40	4875	0	0
D/W/P: 4in Ren. Conc.	10.04	1080	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				36,870

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2080 SF Floor Area = 3120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,080		
			Total:	489,117	479,335

Other Additions/Adjustments

Basement Living Area	2000	101,220	99,196
Exterior			
Stone Veneer	400	17,900	17,542
Basement, Outside Entrance, Below Grade	1	3,684	3,610

Plumbing

Average Fixture(s)	1	2,867	2,810
3 Fixture Bath	5	45,220	44,316

Water/Sewer

1000 Gal Septic	1	5,290	5,184
Water Well, 100 Feet	1	5,664	5,551

Porches

WCP (1 Story)	325	13,832	13,555
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Garages

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

Base Cost	846	50,845	49,828
Door Opener	2	1,324	1,298

Built-Ins

Appliance Allow.	2	11,851	11,614
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Fireplaces

Interior 2 Story	1	8,308	8,142
2nd on Same Stack	2	10,457	10,248
Exterior 2 Story	1	10,196	9,992

Local Cost Items

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GENERATOR	1	3,000	2,850	*95% Good
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Totals:	780,775	765,071
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Notes: "HAND SCRAPED" ASH FLOORS

ECF (4134 BIG GLEN) 1.900 => TCV: 1,453,635

2022 Est. T.C.V. 006-126-004-01 = 3,028,389

Est. TCV/Total Floor Area = 970.64, Most recent sale 12/14/2018 for 2,750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,454,200	1,454,200	1,454,200	1,397,595	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	60,000	0	0	46,120	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,514,200	1,514,200	1,514,200	1,443,715	1,443,715	0

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45-006-126-004-10	2022 Est. T.C.V.	SKOGSBERGH JAMES H TRUSTEE
Property Class: 408		5485 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	522.72	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.20 Total Acres					Total Est. Land Value =			1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	144	50	3,118
D/W/P: 4in Ren. Conc.	10.04	800	0	0
D/W/P: Crushed Rock	2.27	1800	0	0
Wood Frame	39.99	84	50	1,679
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				14,797

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 2998 SF Floor Area = 5861 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,998		
1 Story	Siding	Overhang	600		
0.5 Story	Siding	Overhang	29		
		Total:		742,389	682,999

Other Additions/Adjustments

Exterior				
Stone Veneer	100	4,475	4,117	

Plumbing				
Average Fixture(s)	1	2,867	2,638	
3 Fixture Bath	5	45,220	41,602	

Water/Sewer				
1000 Gal Septic	1	5,290	4,867	
2000 Gal Septic	1	10,315	9,490	
Water Well, 100 Feet	1	5,664	5,211	

Porches				
CPP	148	3,487	3,208	
CCP (1 Story)	33	1,285	1,182	
CPP	1443	25,397	23,365	

Balcony				
Wood Balcony	116	5,569	5,123	

Garages

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

Base Cost	621	40,992	37,713	
Common Wall: 1 Wall	1	-3,154	-2,902	
Door Opener	1	662	609	

Built-Ins

Appliance Allow.	1	5,926	5,452	
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Fireplaces

Interior 2 Story	1	8,308	7,643	
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2nd on Same Stack	1	5,229	4,811
Wood Stove	1	3,892	3,581
Local Cost Items			
GENERATOR	1	3,000	2,760
Totals:		916,813	843,469

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,602,591

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls B Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	692		
Total:				70,778	65,116

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,638
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Garages

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

Base Cost	923	53,949	49,633
Door Opener	1	662	609

Porches

CCP (1 Story)	24	1,361	1,252
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Totals: 129,617 119,248

Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM WITH SHOWER.

ECF (4134 BIG GLEN) 1.900 => TCV: 226,571

2022 Est. T.C.V. 006-126-004-10 = 3,343,959

Est. TCV/Total Floor Area = 510.29, Most recent sale 11/10/2010 for 1,400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,624,400	1,624,400	1,624,400	1,285,528	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,600	0	0	42,422	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,672,000	1,672,000	1,672,000	1,327,950	1,327,950	0	

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45-006-126-006-00	2022 Est. T.C.V.	ANDERSON PETER F TRUST
Property Class: 408		5551 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	570.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 2.62 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	780	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3083 SF Floor Area = 3083 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,083		
Total:				323,744	210,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck			
Treated Wood	400	5,640	3,666

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1008	29,141	18,942
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	512	17,772	11,552
Class: C Exterior: Pole (Unfinished)			
Base Cost	2016	42,074	27,348

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	4	22,541	14,652
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 463,527 302,339

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 574,444

2022 Est. T.C.V. 006-126-006-00 = 3,196,096
Est. TCV/Total Floor Area = 1036.68, Most recent sale 12/23/2021 for 0

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,574,700	1,574,700	1,574,700	1,393,391	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	45,981	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,598,000	1,598,000	1,598,000	1,439,372	1,439,372	0	

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45-006-126-007-00	2022 Est. T.C.V.	FRANK EDMUND H & EUSTACIA SU TRUST
Property Class: 408		5383 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 15000	100.00	595.41	0.9212	1.0000	15000	100		1,381,856	
GROUP A 15000	50.71	595.41	0.9212	1.0000	15000	50	SURPLUS: ZONING 100'	350,370	
151 Actual Front Feet, 2.06 Total Acres					Total Est. Land Value =		1,732,226		

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	41.93	48	50	1,006

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,006

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 2299 SF Floor Area = 3124 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,649		
1 Story	Siding	Crawl Space	650		
Total:				375,932	244,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	87	4,908	3,190
WPP	139	3,964	2,577
WPP	978	17,320	11,258

Deck

Treated Wood	67	1,898	1,234
Treated Wood	33	1,311	852

Balcony

Wood Balcony	16	689	448
Wood Balcony	16	689	448

Garages

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

Base Cost	528	23,966	15,578
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Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
Direct-Vented Gas	1	3,805	2,473

Carports

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Comp.Shingle	240	4,128	2,683
Totals:		473,027	307,468

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 584,189

2022 Est. T.C.V. 006-126-007-00 = 2,322,421

Est. TCV/Total Floor Area = 743.41, Most recent sale 12/24/1999 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,137,200	1,137,200	1,137,200	873,516	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	24,000	0	0	28,826
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,161,200	1,161,200	1,161,200	902,342	902,342	0

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45-006-126-008-00	2022 Est. T.C.V.	RINKER MARILYN POWELL PERSONAL
Property Class: 408		5365 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
GROUP A 15000	100.00	588.00	1.0000	1.0000	15000	100 1,500,000
100 Actual Front Feet, 1.35 Total Acres					Total Est. Land Value =	1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 3260 SF Floor Area = 3548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	2,896		
1 Story	Siding	Crawl Space	364		
1 Story	Siding	Overhang	288		
Total:				403,435	302,567

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	3	12,059	9,044

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

CPP	32	761	738	*97% Good
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Garages

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

Base Cost	576	25,834	19,375
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Deck

Treated Wood	736	8,273	6,205
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Breezeways

Frame Wall	98	5,836	4,377
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Totals: 475,327 356,653

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 677,641

2022 Est. T.C.V. 006-126-008-00 = 2,187,641
Est. TCV/Total Floor Area = 616.58

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,086,700	1,086,700	1,086,700	441,701	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	14,576	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,093,800	1,093,800	1,093,800	456,277	456,277	0	

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45-006-126-009-00	2022 Est. T.C.V.	MOORE ANNABEL
Property Class: 408		5347 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	589.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.35 Total Acres					Total Est. Land Value =			1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	594	0	0
D/W/P: Patio Blocks	13.51	196	0	0
D/W/P: Patio Blocks	13.51	21	0	0
D/W/P: Patio Blocks	13.51	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2620 SF Floor Area = 5624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,620		
1 Story	Siding	Overhang	384		
		Total:		789,337	670,935

Other Additions/Adjustments

Exterior

Stone Veneer	80	3,580	3,043
Basement, Outside Entrance, Below Grade	2	7,367	6,262

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	3	27,132	23,062

Water/Sewer

1000 Gal Septic	1	5,290	4,496
Water Well, 200 Feet	1	10,690	9,086

Porches

WCP (1 Story)	188	9,686	8,233
WCP (1 Story)	348	14,804	12,583

Deck

Treated Wood	50	1,674	1,423
Treated Wood	344	5,652	4,804
Treated Wood	176	3,636	3,091

Garages

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

Base Cost	768	47,670	40,519
Common Wall: 1 Wall	1	-3,154	-2,681
Door Opener	2	1,324	1,125

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

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Interior 2 Story	2	16,615	14,123
Totals:		950,096	807,578

Notes: RESIDENCE

ECF (4134 BIG GLEN) 1.900 => TCV: 1,534,398

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 718 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	683		
1 Story	Siding	Overhang	13		
1 Story	Siding	Overhang	22		
			Total:	65,072	55,311

Other Additions/Adjustments

Exterior					
Stone Veneer		214	8,635	7,340	

Plumbing					
Average Fixture(s)		1	1,880	1,598	
3 Fixture Bath		1	5,911	5,024	

Porches					
WCP (1 Story)		36	2,657	2,258	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		676	36,822	31,299	
Common Wall: 1/2 Wall		1	-1,348	-1,146	
Door Opener		2	1,182	1,005	
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		674	36,746	31,234	
Common Wall: 1/2 Wall		1	-1,348	-1,146	
Door Opener		2	1,182	1,005	
		Totals:	157,391	133,782	

Notes: 2ND_DWELLING WITH GARAGES

ECF (4134 BIG GLEN) 1.900 => TCV: 254,186

2022 Est. T.C.V. 006-126-009-00				=	3,296,084
Est. TCV/Total Floor Area = 519.72, Most recent sale 04/25/2008 for 0					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,629,900	1,629,900	1,629,900	922,664	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,100	0	0	30,447	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,648,000	1,648,000	1,648,000	953,111	953,111	848,269

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Valuation Report

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45-006-126-010-10	2022 Est. T.C.V.	WINDWARD FAMILY COTTAGE LLC
Property Class: 408		5301 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 15000	200.00	700.00	0.8680	1.0000	15000	100		2,603,886	
GROUP A 15000	3.00	700.00	0.8680	1.0000	15000	50	SURPLUS: ZONING 100 ft	19,529	
203 Actual Front Feet, 3.26 Total Acres								Total Est. Land Value =	2,623,416

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	510	50	9,470
D/W/P: 4in Ren. Conc.	7.08	90	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				11,470

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = 2975 SF Floor Area = 3727 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,975		
0.5 Story	Siding	Overhang	17		
Total:				378,330	245,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	191	4,374	2,843
WCP (1 Story)	55	2,859	1,858

Garages

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

Base Cost	624	27,344	17,774
Storage Over Garage	264	3,139	2,040
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	2	11,270	7,325
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Deck

Treated Wood	1581	17,770	11,550
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Totals: 466,503 303,229

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 576,135

2022 Est. T.C.V. 006-126-010-10

= 3,211,021

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Est. TCV/Total Floor Area = 861.56

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,642,500	1,642,500	1,642,500	420,841	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-37,000	0	0	13,887	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,605,500	1,605,500	1,605,500	434,728	434,728	0	

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45-006-126-011-00	2022 Est. T.C.V.	MORAN HOLDINGS LLC
Property Class: 408		5287 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	743.26	0.9916	1.0000	15000	100		1,487,366
GROUP A 15000	4.32	743.26	0.9916	1.0000	15000	50	SURPLUS: ZONING 100 ft	32,127
104 Actual Front Feet, 1.78 Total Acres Total Est. Land Value =								1,519,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	40	50	285
Dock: Light posts	37.14	306	50	5,682
D/W/P: Flagstone/Sand	18.18	416	0	0
D/W/P: Patio Blocks	13.51	1108	0	0
D/W/P: 4in Ren. Conc.	7.08	5392	0	0
D/W/P: Crushed Rock	1.96	5392	0	0
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	100	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	4	100	40,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				47,967

Cost Est. for Res. Bldg: 1 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1922 SF Floor Area = 1922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,922		
Total:				351,304	316,171

Other Additions/Adjustments

Recreation Room	1922	50,376	25,188
Exterior			
Stone Veneer	1089	48,733	43,860
Basement, Outside Entrance, Below Grade	2	7,367	6,630
Plumbing			
Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	3	27,132	24,419
Water/Sewer			
2000 Gal Septic	1	10,315	9,283
Water Well, 100 Feet	1	5,664	5,098
Porches			
CCP (1 Story)	164	5,476	4,928
WPP	693	14,608	13,147
Built-Ins			
Appliance Allow.	1	5,926	5,333
Fireplaces			
Interior 2 Story	1	8,308	7,477
Two Sided	1	9,615	8,653

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Totals: 547,691 472,767

Notes: RESIDENCE

ECF (4134 BIG GLEN) 1.900 => TCV: 898,257

Cost Est. for Res. Bldg: 2 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1045 SF Floor Area = 1829 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	1,045		
			Total:	268,340	241,506

Other Additions/Adjustments

Exterior					
Stone Veneer		224	10,024	9,022	

Plumbing					
Average Fixture(s)		1	2,867	2,580	

Porches					
CCP (1 Story)		84	2,948	2,653	

Balcony					
Wood Balcony		65	3,121	2,809	

Garages

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

Basement Garage: 2 Car	1	3,789	3,410	
Door Opener	2	1,324	1,192	

Local Cost Items					
GENERATOR	1	3,000	2,910	*97% Good	

Totals: 295,413 266,082

Notes: GARAGE WITH STUDIO APT

ECF (4134 BIG GLEN) 1.900 => TCV: 505,556

2022 Est. T.C.V. 006-126-011-00 = 2,971,273

Est. TCV/Total Floor Area = 792.13, Most recent sale 11/29/2006 for 1,725,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,462,500	1,462,500	1,462,500	1,168,192	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	38,550	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,485,600	1,485,600	1,485,600	1,206,742	1,206,742	0	

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45-006-126-012-00	2022 Est. T.C.V.	REAY HOLLY H & THOMAS D II
Property Class: 401		5714 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 900	100.00	1463.99	0.7789	1.3068	900	100		91,610	
NORTHWOOD 900	130.00	1463.99	0.7789	1.3068	900	50	SURPLUS: ZONING 100 ft	59,546	
230 Actual Front Feet, 7.73 Total Acres								Total Est. Land Value = 151,156	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	840	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1975 SF Floor Area = 3487 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,512		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	143		
Total:				407,665	305,746

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CCP (1 Story)	91	2,861	2,146
CSEP (1 Story)	176	8,397	6,298

Garages

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

Base Cost	964	44,845	33,634
Storage Over Garage	458	7,122	5,341
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
Direct-Vented Gas	2	7,610	5,707

Totals: 514,452 385,835

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 636,628

2022 Est. T.C.V. 006-126-012-00 = 792,784

Est. TCV/Total Floor Area = 227.35, Most recent sale 04/15/2015 for 547,500

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	341,200	341,200	341,200	294,775	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	5,200	50,000	0	5,200	9,727	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	396,400	396,400	396,400	309,702	309,702	309,702

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45-006-126-012-10	2022 Est. T.C.V.	BAXTER FAMILY TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> NORTHWOOD SITE					150000 100	150,000
230 Actual Front Feet, 7.60 Total Acres					Total Est. Land Value =	150,000

2022 Est. T.C.V. 006-126-012-10	=	150,000
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Est. TCV/Total Floor Area = 43.02

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,900	53,900	53,900	6,467	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,100	0	213	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	6,680	6,680	6,680	

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45-006-126-013-00	2022 Est. T.C.V.	BERLACHER JULIE T
Property Class: 408		5751 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	500.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	500.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627
160 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								1,775,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	596	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = 4484 SF Floor Area = 5882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	3,377		
1.5 Story	Siding	Slab	1,107		
Total:				670,834	436,041

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
Separate Shower	1	2,394	1,556

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CGEP (1 Story)	242	16,245	10,559
CPP	50	1,228	798

Garages

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

Base Cost	806	32,216	20,940
Common Wall: 1 Wall	1	-2,294	-1,491
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	2	17,893	11,630
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Deck

Treated Wood	1200	14,292	9,290
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 778,500 506,922

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 963,152

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: No Heating/Cooling
Ground Area = 336 SF Floor Area = 336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	336		
			Total:	39,973	25,982

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	830	

Water/Sewer					
1000 Gal Septic		1	4,209	2,736	

Built-Ins					
Appliance Allow.		1	2,394	1,556	

Totals: 47,853 31,104

Notes: BUNK HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 59,098

2022 Est. T.C.V. 006-126-013-00 = 2,804,800

Est. TCV/Total Floor Area = 451.08, Most recent sale 04/14/2003 for 2,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,360,700	1,360,700	1,360,700	1,154,890	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,700	0	0	38,111	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,402,400	1,402,400	1,402,400	1,193,001	1,193,001	1,193,001	

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45-006-126-013-10	2022 Est. T.C.V.	JTB REAL ESTATE LLC
Property Class: 402		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> GROUP B 80K					80000	100	80,000
100 Actual Front Feet, 3.21 Total Acres						Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-126-013-10 = 80,000

Est. TCV/Total Floor Area = 12.87, Most recent sale 01/02/1997 for 750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	16,048	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	529	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	16,577	16,577	0

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DB: 2022Ga

45-006-126-013-20	2022 Est. T.C.V.	JTB REAL ESTATE LLC
Property Class: 402		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value B> GROUP B 80K					80000 100	80,000
100 Actual Front Feet, 3.21 Total Acres					Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-126-013-20 = 80,000

Est. TCV/Total Floor Area = 12.87, Most recent sale 04/14/2003 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	16,048	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	529	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	16,577	16,577	0

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45-006-126-014-00	2022 Est. T.C.V.	WITLER FAMILY COTTAGE TRUST
Property Class: 408		5801 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	600.00	0.9417	1.0000	15000	100		1,412,617
GROUP A 15000	35.00	600.00	0.9417	1.0000	15000	50	SURPLUS: ZONING 100 ft	247,208
135 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								1,659,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	5400	0	0
D/W/P: Crushed Rock	1.96	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1956

(11) Heating System: Forced Hot Water

Ground Area = 2353 SF Floor Area = 2353 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,353		
Total:				277,544	180,381

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	658	7,817	5,081
Treated Wood	96	2,167	1,409

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1032	28,721	18,669

Totals: 338,925 220,279

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 418,530

2022 Est. T.C.V. 006-126-014-00 = 2,083,355

Est. TCV/Total Floor Area = 885.40, Most recent sale 01/04/2001 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,024,500	1,024,500	1,024,500	257,290	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,200	0	0	8,490	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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1,041,700	1,041,700	1,041,700	265,780	265,780	0
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45-006-126-015-00	2022 Est. T.C.V.	BEAUREGARD MARY F TRUST
Property Class: 408		5769 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	550.00	0.9221	1.0000	15000	100		1,383,162
GROUP A 15000	50.00	550.00	0.9221	1.0000	15000	50	SURPLUS: ZONING 100 ft	345,790
150 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								1,728,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1699 SF Floor Area = 3398 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,699		
Total:				517,944	486,866

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,695
3 Fixture Bath	3	27,132	25,504
2 Fixture Bath	2	12,059	11,335

Water/Sewer

1000 Gal Septic	1	5,290	4,973
2000 Gal Septic	1	10,315	9,696
Water Well, 50 Feet	1	2,672	2,512

Porches

CPP	144	3,407	3,203
CCP (1 Story)	593	18,353	17,252
CCP (1 Story)	226	7,313	6,874
CPP	74	1,915	1,800
CCP (1 Story)	144	4,857	4,566
CCP (1 Story)	167	5,568	5,234

Balcony

Wood Balcony	48	2,304	2,166
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Garages

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

Base Cost	949	54,966	51,668
Storage Over Garage	725	13,587	12,772
Door Opener	2	1,324	1,245

Built-Ins

Appliance Allow.	1	5,926	5,570
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Fireplaces

2nd on Same Stack	1	5,229	4,915
Exterior 2 Story	1	10,196	9,584

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 716,224 673,430
Notes: HOUSE WITH 3 & 2 HALF & GARAGE WITH 1 BATH

ECF (4134 BIG GLEN) 1.900 => TCV: 1,279,517

2022 Est. T.C.V. 006-126-015-00	=	3,015,969				
Est. TCV/Total Floor Area = 887.57, Most recent sale 04/24/2015 for 1,900,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,486,900	1,486,900	1,486,900	1,317,942	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,100	0	0	43,492	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,508,000	1,508,000	1,508,000	1,361,434	1,361,434		0

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45-006-126-016-00	2022 Est. T.C.V.	WITLER FAMILY COTTAGE TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 660 X 1320								
<Site Value A> NORTHWOOD SITE					150000	100		150,000
<Site Value B> GROUP B 80K					80000	100		80,000
660 Actual Front Feet, 20.00 Total Acres Total Est. Land Value =								230,000

2022 Est. T.C.V. 006-126-016-00 = 230,000

Est. TCV/Total Floor Area = 67.69

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,600	108,600	108,600	14,999	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	494	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	15,493	15,493	0	

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DB: 2022Ga

45-006-126-017-10	2022 Est. T.C.V.	SERRA KEVIN & TRACY L
Property Class: 402		S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	261.23	395.20	0.9108	1.0092	470	100		112,849
261 Actual Front Feet,	2.37	Total Acres			Total Est. Land Value =			112,849

2022 Est. T.C.V. 006-126-017-10 = 112,849

Est. TCV/Total Floor Area = 33.21, Most recent sale 12/22/2016 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,400	0	0	1,650	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,400	56,400	56,400	51,650	51,650	0

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45-006-126-017-20	2022 Est. T.C.V.	HOUGHTON GRETCHEN B
Property Class: 401		5947 S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GLEN WOODS DR	318.00	334.23	0.8502	0.9517	470	100	120,932
318 Actual Front Feet, 2.44 Total Acres					Total Est. Land Value =		120,932

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	217	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2838 SF Floor Area = 4198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,838		
1 Story	Siding	Overhang	150		
1 Story	Siding	Overhang	500		
Total:				654,338	536,589

Other Additions/Adjustments

Exterior

Brick Veneer	31	598	490
Stone Veneer	42	1,880	1,542

Plumbing

Average Fixture(s)	1	2,867	2,351
3 Fixture Bath	1	9,044	7,416

Water/Sewer

2000 Gal Septic	1	10,315	8,458
Water Well, 100 Feet	1	5,664	4,644

Porches

CCP (1 Story)	56	2,027	1,662
CCP (1 Story)	12	681	558

Garages

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

Common Wall: 1/2 Wall	1	-1,577	-1,293
Door Opener	2	1,324	1,086
Base Cost	1057	57,607	47,238

Built-Ins

Appliance Allow.	1	5,926	4,859
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals: 753,694 618,510

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 1,020,542

2022 Est. T.C.V. 006-126-017-20 = 1,148,974

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Est. TCV/Total Floor Area = 273.70, Most recent sale 07/29/2020 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
533,800	533,800	533,800	533,155	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,700	0	0	17,594	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
574,500	574,500	574,500	550,749	550,749	550,749	

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45-006-126-017-30	2022 Est. T.C.V.	BERLACHER KATHRYN & WHITACRE JAY F
Property Class: 402		S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

		* Factors *		CUL DE SAC				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	329.00	547.60	0.8401	1.1312	470	100		146,956
329 Actual Front Feet, 4.14 Total Acres Total Est. Land Value =								146,956

2022 Est. T.C.V. 006-126-017-30 = 146,956

Est. TCV/Total Floor Area = 35.01, Most recent sale 02/01/2021 for 197,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,200	60,200	60,200	60,200	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	13,300	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,500	73,500	73,500	62,186	73,500	0

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45-006-126-017-40	2022 Est. T.C.V.	ULISSE EDWARD & ULISSE ANTONIO
Property Class: 401		5930 S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GLEN WOODS DR	330.71	549.26	0.8386	1.1324	470	100	
331 Actual Front Feet,	4.17	Total Acres			Total Est.	Land Value =	
							Value
							147,608
							147,608

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2021

(11) Heating System: No Heating/Cooling

Ground Area = 1200 SF Floor Area = 2100 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,200		
			Total:	217,848	215,646

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,020	-3,980
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Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 100 Feet	1	5,025	4,975

Porches

WCP (1 Story)	386	10,924	10,815
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Totals:	233,986	231,623
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 382,178
60% Completed => Est. True Cash Value 2022 = 229,307

2022 Est. T.C.V. 006-126-017-40	=	376,915			
Est. TCV/Total Floor Area = 179.48, Most recent sale 07/29/2010 for 80,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,400	60,400	60,400	60,400	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
114,700	13,400	0	114,700	1,993	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
188,500	188,500	188,500	177,093	177,093	0

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45-006-126-017-50	2022 Est. T.C.V.	HEMMING KATHERINE B
Property Class: 402		S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	323.23	323.44	0.8453	0.9408	470	100		120,825
323 Actual Front Feet, 2.40 Total Acres Total Est. Land Value =								120,825

2022 Est. T.C.V. 006-126-017-50 = 120,825

Est. TCV/Total Floor Area = 57.54, Most recent sale 01/08/2021 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,600	59,600	59,600	57,175	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	3,225	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,400	60,400	60,400	59,061	60,400	0

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DB: 2022Ga

45-006-126-017-60	2022 Est. T.C.V.	TANIELIAN INVESTMENTS LLC
Property Class: 402		S GLEN WOODS DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

		* Factors *		SEPTIC ESMT			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GLEN WOODS DR	224.02	468.66	0.9611	1.0712	470	100	
224 Actual Front Feet, 2.41 Total Acres				Total Est. Land Value =		108,401	

2022 Est. T.C.V. 006-126-017-60 = 108,401

Est. TCV/Total Floor Area = 51.62, Most recent sale 10/21/2004 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	35,781	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,200	0	0	1,180	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	36,961	36,961	0

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45-006-126-018-00	2022 Est. T.C.V.	STEWART ARTHUR C JR ET AL
Property Class: 408		5919 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	700.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	700.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627
160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								1,775,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Electric Baseboard
Ground Area = 1196 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,196		
Total:				118,547	71,129

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	638		

Water/Sewer					
1000 Gal Septic	1	3,937	2,362		
Water Well, 100 Feet	1	4,880	2,928		

Deck					
Treated Wood	100	2,155	1,293		

Built-Ins					
Appliance Allow.	1	1,673	1,004		

Fireplaces					
Exterior 1 Story	1	4,938	2,963		

Porches					
CPP	24	548	329		

Totals: 137,742 82,646

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 157,027

2022 Est. T.C.V. 006-126-018-00 = 1,933,577

Est. TCV/Total Floor Area = 1616.70

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
960,400	960,400	960,400	291,946	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	9,634	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
966,800	966,800	966,800	301,580	301,580	0	

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45-006-126-019-00	2022 Est. T.C.V.	KILLEN CALVIN B & NANCY
Property Class: 408		5897 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636-9743

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	98.00	670.00	1.0000	1.0000	15000	100		1,470,000
98 Actual Front Feet, 1.51 Total Acres					Total Est. Land Value =			1,470,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	1600	0	0
D/W/P: Crushed Rock	2.15	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2312 SF Floor Area = 6544 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,312		
2 Story	Siding	Overhang	960		
		Total:		601,235	450,926

Other Additions/Adjustments

Exterior				
Stone Veneer	108	4,358	3,268	

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	4	23,644	17,733
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
2000 Gal Septic	1	9,576	7,182
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	168	7,980	5,985
WCP (1 Story)	336	12,667	9,500

Deck

Treated Wood	250	4,390	3,292
Treated Wood	592	7,737	5,803

Garages

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

Base Cost	960	40,080	30,060
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 732,883 549,660

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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,044,354

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 728 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	728		
Total:				54,746	41,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
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Porches

WSEP (2 Story)	416	26,025	19,519
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WCP (1 Story)	16	1,045	784
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Garages

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

Base Cost	728	25,305	18,979
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Door Opener	1	473	355
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Totals:	108,871	81,654
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Notes: D.G. WITH LIVING

ECF (4134 BIG GLEN) 1.900 => TCV: 155,143

2022 Est. T.C.V. 006-126-019-00 = 2,676,997

Est. TCV/Total Floor Area = 368.12, Most recent sale 01/07/2005 for 1,450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,321,300	1,321,300	1,321,300	1,067,258	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,200	0	0	35,219	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,338,500	1,338,500	1,338,500	1,102,477	1,102,477	1,058,378	

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45-006-126-020-00	2022 Est. T.C.V.	ROSIEK JOSEPH K & CYNTHIA F
Property Class: 401		5953 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KRULL LN	95.68	313.68	1.0000	1.0000	1100	100		105,248
96 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								105,248

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	500	0	0
Wood Frame	43.47	24	50	521
Wood Frame	43.47	40	50	869

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,390

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1983

(11) Heating System: Electric Baseboard

Ground Area = 1736 SF Floor Area = 2782 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Pine Logs	Basement	728		
1.5 Story	Pine Logs	Basement	800		
1 Story	Siding	Crawl Space	208		
1 Story	Siding	Overhang	100		
Total:				383,265	249,123

Other Additions/Adjustments

Exterior			
Stone Veneer	250	10,088	6,557

Plumbing			
Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer			
1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches			
WPP	100	3,087	2,007
WPP	224	5,235	3,403
WPP	48	2,169	1,410
WPP	24	1,237	804

Deck			
Treated Wood	384	5,825	3,786

Balcony			
Wood Balcony	50	2,152	1,399

Garages

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

Basement Garage: 3 Car	1	4,805	3,123
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
Wood Stove	1	3,195	2,077

Totals:	452,697	294,254
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 485,519

2022 Est. T.C.V. 006-126-020-00 = 597,157

Est. TCV/Total Floor Area = 214.65, Most recent sale 04/20/1992 for 134,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,900	287,900	287,900	176,496	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	5,824	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,600	298,600	298,600	182,320	182,320	182,320	

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45-006-126-020-10	2022 Est. T.C.V.	KENDALL BERRY & JASON
Property Class: 408		5941 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	271.39	0.8575	0.9349	10000	100		801,714
GRADE B 10K	66.93	271.39	0.8575	0.9349	10000	50	SURPLUS: ZONING 100 ft	268,294
167 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								1,070,008

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	600	100	13,566
Total Estimated Land Improvements True Cash Value =				13,566

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2419 SF Floor Area = 2419 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,853		
1 Story	Siding	Crawl Space	566		
Total:				327,575	229,302

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Deck

Treated Wood	50	1,607	1,125
Treated Wood	738	8,790	6,153

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 770 31,231 21,862

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 1 Story	2	11,968	8,378
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Totals: 402,681 281,877

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 535,566

2022 Est. T.C.V. 006-126-020-10 = 1,619,140

Est. TCV/Total Floor Area = 669.34, Most recent sale 08/29/2014 for 1,200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
707,900	707,900	707,900	694,554	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
95,300	15,400	9,000	95,300	22,628	8,830	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
809,600	809,600	809,600	803,652	803,652	0	

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45-006-126-020-20	2022 Est. T.C.V.	ROSIEK JOSEPH K & CYNTHIA F
Property Class: 402		W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
KRULL LN	100.00	358.26	1.0000	1.0000	1100	100		110,000	
KRULL LN	88.46	358.26	1.0000	1.0000	1100	50	SURPLUS: ZONING 100 ft	48,653	
188 Actual Front Feet, 1.55 Total Acres								Total Est. Land Value = 158,653	

2022 Est. T.C.V. 006-126-020-20 = 158,653

Est. TCV/Total Floor Area = 65.59, Most recent sale 09/22/2005 for 226,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
79,300	79,300	79,300	79,300	3.30					
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	0	0				
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
79,300	79,300	79,300	81,916	79,300	79,300				

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45-006-126-021-00	2022 Est. T.C.V.	KASSARJIAN JOHN R & CAROLYN J
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS		42.93 Acres			2000	16	1/6 INTEREST	13,738
		42.93 Total Acres					Total Est. Land Value =	13,738

2022 Est. T.C.V. 006-126-021-00 = 13,738

Est. TCV/Total Floor Area = 5.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	6,230	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	205	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	6,435	6,435	0	

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45-006-126-021-10	2022 Est. T.C.V.	JJ&P REAL ESTATE LLC
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres		2000	33	1/3	INTEREST	28,334
	42.93	Total Acres			Total Est.	Land Value =	28,334

2022 Est. T.C.V. 006-126-021-10 = 28,334

Est. TCV/Total Floor Area = 11.71, Most recent sale 05/03/2001 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,200	14,200	14,200	12,461	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	411	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,200	14,200	14,200	12,872	12,872	0

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45-006-126-021-20	2022 Est. T.C.V.	BAXTER W M JR & G C JOINT TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

		* Factors *		NE1/4 OF NE1/4 OF SEC 26			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres		2000	33	1/3	INTEREST	28,334
	42.93 Total Acres					Total Est. Land Value =	28,334

2022 Est. T.C.V. 006-126-021-20	=	28,334
---------------------------------	---	--------

Est. TCV/Total Floor Area = 11.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	12,461	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	411	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	12,872	12,872	0	

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45-006-126-021-30	2022 Est. T.C.V.	JJ&P REAL ESTATE LLC
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres		2000	16	1/6	INTEREST	13,738
	42.93 Total Acres					Total Est. Land Value =	13,738

2022 Est. T.C.V. 006-126-021-30 = 13,738

Est. TCV/Total Floor Area = 5.68, Most recent sale 12/11/1981 for 2,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,900	6,900	6,900	6,230	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	205	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,900	6,900	6,900	6,435	6,435	0

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45-006-126-022-01	2022 Est. T.C.V.	BRUMETT DEAN & KILLPACK DEAN &
Property Class: 408		5463 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	439.96	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				4,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 1887 SF Floor Area = 2830 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,887		
			Total:	387,429	368,046

Other Additions/Adjustments

Exterior				
Stone Veneer	384	17,184	16,325	

Plumbing				
Average Fixture(s)	1	2,867	2,724	
3 Fixture Bath	3	27,132	25,775	

Water/Sewer				
1000 Gal Septic	1	5,290	5,025	
2000 Gal Septic	1	10,315	9,799	
Water Well, 100 Feet	1	5,664	5,381	

Porches				
CCP (1 Story)	572	17,709	16,824	
WPP	48	2,413	2,292	
WPP	91	3,387	3,218	

Balcony				
Wood Balcony	286	13,731	13,044	

Built-Ins				
Appliance Allow.	1	5,926	5,630	

Fireplaces				
Exterior 2 Story	1	10,196	9,686	

Totals: 509,243 483,769

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 919,161

2022 Est. T.C.V. 006-126-022-01 = 2,423,661

Est. TCV/Total Floor Area = 856.42

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,174,200	1,174,200	1,174,200	742,620	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	37,600	0	0	24,506	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,211,800	1,211,800	1,211,800	767,126	767,126	0

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45-006-126-022-02	2022 Est. T.C.V.	BRUMETT DEAN & KILLPACK DEAN &
Property Class: 408		5440 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	901.00	0.9781	1.0000	15000	100		1,467,223
GROUP A 15000	11.68	901.00	0.9781	1.0000	15000	50	SURPLUS: ZONING 100 ft	85,686
112 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								1,552,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	16.40	860	0	0
D/W/P: Crushed Rock	1.89	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				10,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1596 SF Floor Area = 3029 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	600		
1.75 Story	Siding	Crawl Space	224		
1.75 Story	Siding	Blt-in Gar.	468		
2 Story	Siding	Crawl Space	304		
1 Story	Siding	Overhang	10		
Total:				323,134	210,035

Other Additions/Adjustments

Exterior				
Stone Veneer		40	1,614	1,049
Plumbing				
Average Fixture(s)		1	1,880	1,222
3 Fixture Bath		1	5,911	3,842
2 Fixture Bath		1	3,960	2,574
Water/Sewer				
1000 Gal Septic		1	4,877	3,170
Water Well, 100 Feet		1	5,403	3,512
Porches				
WSEP (1 Story)		232	12,786	8,311
WPP		77	2,860	1,859
CPP		288	5,089	3,308

Garages

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

Basement Garage: 2 Car	1	3,542	2,302
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
Totals:		375,677	244,187

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 463,955

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2022 Est. T.C.V. 006-126-022-02	=	2,026,864
Est. TCV/Total Floor Area = 669.15		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
994,400 994,400 994,400	566,853	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 19,000 0	0	18,706 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,013,400 1,013,400 1,013,400	585,559	585,559 0

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45-006-126-023-00	2022 Est. T.C.V.	COTTAGE LLC
Property Class: 408		5621 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	400.00	550.00	0.7579	1.0000	15000	100		4,547,150
400 Actual Front Feet, 5.05 Total Acres					Total Est. Land Value =			4,547,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	35.28	1280	0	0
D/W/P: 4in Ren. Conc.	6.36	581	0	0
D/W/P: 4in Ren. Conc.	6.36	969	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	2	100	4,000
Total Estimated Land Improvements True Cash Value =				24,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = 2627 SF Floor Area = 2627 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,481		
1 Story	Siding	Basement	768		
1 Story	Siding	Crawl Space	378		
		Total:		267,389	173,803

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
3 Fixture Bath	1	3,340	2,171

Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches

CPP	208	2,881	1,873
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Garages

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

Base Cost	768	21,074	13,698
Door Opener	2	839	545
Basement Garage: 2 Car	1	2,988	1,942

Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Exterior 1 Story	1	4,938	3,210
Wood Stove	1	1,859	1,208

Deck

Treated Wood	1444	15,841	10,297
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 335,703 219,107

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Notes: 5621 GUEST HOUSE AT NORTHWOOD DR

ECF (4134 BIG GLEN) 1.900 => TCV: 416,303

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	85,109	55,319

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
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Porches

WPP	96	2,205	1,433
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Garages

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

Basement Garage: 2 Car	1	2,988	1,942
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Door Opener	1	420	273
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Totals:	93,459	60,746
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Notes: WADES WING / KITCHEN

ECF (4134 BIG GLEN) 1.900 => TCV: 115,418

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls BC Blt 1982

(11) Heating System: Electric Baseboard

Ground Area = 2981 SF Floor Area = 4472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,981		
			Total:	480,839	312,545

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
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3 Fixture Bath	2	11,822	7,684
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2 Fixture Bath	1	3,960	2,574
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Porches

WCP (1 Story)	30	2,296	1,492
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WSEP (1 Story)	224	12,445	8,089
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WCP (1 Story)	40	2,880	1,872
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WCP (1 Story)	50	3,374	2,193
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WCP (1 Story)	24	1,834	1,192
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Deck

Treated Wood	92	2,250	1,462
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Treated Wood	590	7,717	5,016
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Treated Wood	496	6,889	4,478
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Treated Wood	820	9,766	6,348
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	688	28,910	18,791
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	710	38,120	24,778
Door Opener	1	591	384
Built-Ins			
Appliance Allow.	1	3,439	2,235
Fireplaces			
Interior 1 Story	3	17,951	11,668
Totals:		636,963	414,023

Notes: 5655 BEACHSIDE HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 786,643

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	2082	1.00	50	6,392

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 8,949

Total Estimated True Cash Value of Commercial/Industrial Buildings = 8,949

2022 Est. T.C.V. 006-126-023-00 = 5,898,463

Est. TCV/Total Floor Area = 745.23

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,922,900	2,922,900	2,922,900	2,503,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,300	0	0	82,599	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,949,200	2,949,200	2,949,200	2,585,599	2,585,599	0	

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45-006-126-024-10	2022 Est. T.C.V.	MACLACHLAN WILLIAM M III TRUST
Property Class: 408		5535 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	601.67	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	601.67	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627
160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value =								1,775,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	18	0	0
D/W/P: Asphalt Paving	2.68	10000	0	0
Wood Frame	27.95	80	50	1,118
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				12,072

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1900

(11) Heating System: Forced Heat & Cool
Ground Area = 1256 SF Floor Area = 1552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	1,184		
1 Story	Siding	Crawl Space	72		
1 Story	Siding	Overhang	296		
Total:				187,506	112,513

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	766	
3 Fixture Bath	1	4,020	2,412	
Water/Sewer				
1000 Gal Septic	1	4,209	2,525	
Water Well, 50 Feet	2	4,648	2,789	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 992 28,788 17,273

Built-Ins

Appliance Allow. 1 2,394 1,436

Fireplaces

Exterior 2 Story 1 6,942 4,165

Totals: 239,784 143,879

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 273,370

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 1999

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Parcel Number: 45-006-126-024-10

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,020	-3,216
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Garages

Class: C Exterior: Pole (Finished)

Door Opener	3	1,419	1,135
Base Cost	3150	86,814	69,451

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

Base Cost	1008	32,196	25,757
Door Opener	2	946	757

Totals:	117,355	93,884
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 178,380

2022 Est. T.C.V. 006-126-024-10 = 2,238,872

Est. TCV/Total Floor Area = 1442.57

2021 Assessed	MBOR	S.E.V.
1,111,000	1,111,000	1,111,000

Base for Cap	C.P.I.
369,412	3.30

2022 New Eq. Adjustment	Loss
0	8,400

Additions	Tax Adjustment	Losses
0	12,190	0

2022 Assessed	MBOR	S.E.V.
1,119,400	1,119,400	1,119,400

Capped	->Taxable<-	PRE/MBT
381,602	381,602	381,602

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Valuation Report

DB: 2022Ga

45-006-126-026-00	2022 Est. T.C.V.	BAXTER FAMILY TRUST
Property Class: 408		5725 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP A 15000	100.00	600.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	600.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627
160 Actual Front Feet, 2.20 Total Acres Total Est. Land Value =								1,775,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.85	240	50	3,222

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				10,722

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1453 SF Floor Area = 2598 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	330		
2 Story	Siding	Crawl Space	1,123		
1 Story	Siding	Overhang	22		
Total:				314,606	220,224

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	2	11,822	8,275

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

CGEP (1 Story)	204	14,298	10,009
WPP	73	2,791	1,954
WPP	248	5,434	3,804

Deck

Treated Wood	528	7,181	5,027
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Garages

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

Door Opener	2	1,182	827
Base Cost	1200	44,064	30,845

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Prefab 2 Story	1	3,921	2,745
Wood Stove	1	3,195	2,236

Totals: 424,093 296,865

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 564,044

Parcel Number: 45-006-126-026-00

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2022 Est. T.C.V. 006-126-026-00	=	2,349,816
Est. TCV/Total Floor Area = 904.47		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
1,170,200 1,170,200 1,170,200	377,329	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 4,700 0	0	12,451 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,174,900 1,174,900 1,174,900	389,780	389,780 389,780

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Valuation Report

DB: 2022Ga

45-006-126-027-00	2022 Est. T.C.V.	LAVERTY SUZANNE B TRUST
Property Class: 408		5701 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	550.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.13	128	50	1,544
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,544

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Hot Water
Ground Area = 3213 SF Floor Area = 4478 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Block	Crawl Space	2,598		
2 Story	Siding	Crawl Space	615		
Total:				452,869	294,305

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,201	1,431
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Plumbing

Average Fixture(s)	1	1,260	819
3 Fixture Bath	3	11,903	7,737

Water/Sewer

1000 Gal Septic	1	4,154	2,700
Water Well, 100 Feet	1	5,066	3,293

Porches

WGEP (1 Story)	224	14,002	9,101
CCP (1 Story)	114	2,708	1,760
CPP	17	414	269

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	30,212	19,638
Common Wall: 1/2 Wall	1	-1,147	-746
Door Opener	1	467	304
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	985	37,982	24,688
Door Opener	1	467	304

Built-Ins

Appliance Allow.	1	2,413	1,568
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Fireplaces

Exterior 1 Story	1	5,681	3,693
Exterior 2 Story	1	6,999	4,549

Totals: 577,651 375,413

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 713,285

Parcel Number: 45-006-126-027-00

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2022 Est. T.C.V. 006-126-027-00	=	3,331,481
Est. TCV/Total Floor Area = 743.97		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
1,665,000 1,665,000 1,665,000	458,653	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 700 0	0	15,135 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,665,700 1,665,700 1,665,700	473,788	473,788 0

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Valuation Report

DB: 2022Ga

45-006-126-028-00	2022 Est. T.C.V.	TATHAM PATRICIA A TRUST
Property Class: 408		5815 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.49 Total Acres					Total Est.		Land Value =	1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1860 SF Floor Area = 2457 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,574		
1.25 Story	Siding	Crawl Space	286		
1 Story	Siding	Overhang	132		
		Total:		250,679	162,946

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	636	7,645	4,969
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Balcony

Wood Balcony	32	1,128	733
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Garages

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

Base Cost	528	18,147	11,796
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
Exterior 2 Story	1	6,942	4,512

Totals: 309,789 201,366

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 382,595

2022 Est. T.C.V. 006-126-028-00 = 1,887,595

Est. TCV/Total Floor Area = 768.25

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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	928,100	928,100	928,100	285,572	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	9,423	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	943,800	943,800	943,800	294,995	294,995	0

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Valuation Report

DB: 2022Ga

45-006-126-029-00	2022 Est. T.C.V.	TATHAM PATRICIA A REVOCABLE
Property Class: 408		5829 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	50.00	650.00	1.0000	1.0000	15000	100		750,000
50 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	750,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,618

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

(11) Heating System: Electric Baseboard
Ground Area = 1324 SF Floor Area = 1324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,036		
1 Story	Siding	Slab	288		
		Total:		153,714	92,235

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	124	4,905	2,943
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 181,179 108,713

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 206,555

2022 Est. T.C.V. 006-126-029-00 = 960,173

Est. TCV/Total Floor Area = 725.21, Most recent sale 09/01/1989 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
471,600	471,600	471,600	249,766	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	8,242	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
480,100	480,100	480,100	258,008	258,008	0	

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Valuation Report

DB: 2022Ga

45-006-126-030-00	2022 Est. T.C.V.	PEPPLER THOMAS F TRUST
Property Class: 408		5831 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	50.00	650.00	1.0000	1.0000	15000	100		750,000
50 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =			750,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	100	0	0
D/W/P: 4in Ren. Conc.	7.08	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1923

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1467 SF Floor Area = 2235 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Crawl Space	459		
		Total:		231,297	138,754

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	336	5,037	3,022
Treated Wood	88	2,071	1,243

Garages

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

Base Cost	754	23,374	14,024
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 287,199 173,494

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 329,639

2022 Est. T.C.V. 006-126-030-00

= 1,082,139

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Valuation Report

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Est. TCV/Total Floor Area = 484.18

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
527,800	527,800	527,800	262,657	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	8,667	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
541,100	541,100	541,100	271,324	271,324	0	

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Valuation Report

DB: 2022Ga

45-006-126-031-00	2022 Est. T.C.V.	OMALLEY RICHARD F JR &
Property Class: 408		5837 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =			1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	1600	0	0
D/W/P: Flagstone/Sand	25.47	500	0	0
Wood Frame	49.65	19	50	471

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				5,221

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 2229 SF Floor Area = 3901 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,229		
			Total:	553,933	526,237

Other Additions/Adjustments

Exterior					
Stone Veneer		220	9,845	9,353	

Plumbing

Average Fixture(s)	1	2,867	2,724	
3 Fixture Bath	4	36,176	34,367	
2 Fixture Bath	1	6,029	5,728	
Separate Shower	1	2,749	2,612	

Water/Sewer

2000 Gal Septic	1	10,315	9,799	
Water Well, 50 Feet	1	2,672	2,538	

Porches

WPP	452	9,578	9,099	
CCP (1 Story)	318	9,893	9,398	
WCP (1 Story)	44	3,408	3,238	

Balcony

Wood Balcony	122	5,857	5,564	
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Garages

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

Common Wall: 1 Wall	1	-3,154	-2,996	
Door Opener	3	1,986	1,887	
Base Cost	1034	56,353	53,535	

Local Cost Items

GENERATOR	1	3,000	2,850	
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Totals: 711,507 675,933

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,284,273

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Valuation Report

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Parcel Number: 45-006-126-031-00

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2022 Est. T.C.V. 006-126-031-00	=	2,789,494				
Est. TCV/Total Floor Area = 715.07, Most recent sale 12/29/2014 for 1,500,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,348,500	1,348,500	1,348,500	1,165,209	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	46,200	0	0	38,451	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,394,700	1,394,700	1,394,700	1,203,660	1,203,660		0

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Valuation Report

DB: 2022Ga

45-006-126-032-02	2022 Est. T.C.V.	BRANDT JEFFREY C & PATRICIA F
Property Class: 408		5865 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100 1,500,000
100 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =	1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1950

(11) Heating System: Heat Pump, Air Conditioning
Ground Area = 1604 SF Floor Area = 2250 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	589		
1 Story	Siding	Crawl Space	1,015		
1 Story	Siding	Overhang	57		
Total:				314,927	188,958

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	1	5,911	3,547
2 Fixture Bath	1	3,960	2,376

Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 100 Feet	1	5,403	3,242

Deck

Treated Wood	533	7,222	4,333
w/Roof (Roof portion)	55	1,220	732

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Exterior 1 Story	1	7,378	4,427
Prefab 1 Story	1	3,172	1,903

Totals: 359,389 215,635

Notes: 5865

ECF (4134 BIG GLEN) 1.900 => TCV: 409,707
95% Completed => Est. True Cash Value 2022 = 389,221

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1925

(11) Heating System: Forced Air w/ Ducts
Ground Area = 946 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Parcel Number: 45-006-126-032-02

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1.25 Story	Siding	Basement	418		
1 Story	Siding	Crawl Space	528		
Total:			112,554	67,532	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
2 Fixture Bath	1	2,246	1,348

Deck

Treated Wood w/Roof (Deck Portion)	40	1,352	811
Treated Wood w/Roof (Roof portion)	40	662	397
Treated Wood	70	1,789	1,073
Treated Wood	264	4,206	2,524

Water/Sewer

Water Well, 100 Feet	1	4,880	2,928
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Interior 1 Story	1	4,067	2,440
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Totals: 134,493 80,695

Notes: 5847 GUEST HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 153,321

2022 Est. T.C.V. 006-126-032-02 = 2,047,542

Est. TCV/Total Floor Area = 620.47, Most recent sale 09/20/2019 for 1,700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,024,900	1,024,900	1,024,900	1,008,017	3.30		
2022	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,300	25,400	0	32,440	24,982	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,023,800	1,023,800	1,023,800	1,015,475	1,015,475	0	

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Valuation Report

DB: 2022Ga

45-006-126-033-00	2022 Est. T.C.V.	NORTHWOOD VENTURES LLC
Property Class: 408		5885 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.49 Total Acres					Total Est.		Land Value =	1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	9200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 4102 SF Floor Area = 9356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	4,102		
1 Story	Siding	Overhang	1152		
Total:				1,200,527	984,549

Other Additions/Adjustments

Exterior			
Brick Veneer	936	18,046	14,798

Plumbing			
Average Fixture(s)	1	2,867	2,351
3 Fixture Bath	5	45,220	37,080
2 Fixture Bath	1	6,029	4,944

Water/Sewer			
1000 Gal Septic	1	5,290	4,338
Water Well, 200 Feet	1	10,690	8,766

Porches			
CCP (1 Story)	120	4,096	3,359
CGEP (1 Story)	252	19,207	15,750

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1/2 Wall	1	-1,577	-1,293
Door Opener	4	2,648	2,171
Base Cost	1592	86,764	71,146

Built-Ins			
Appliance Allow.	1	5,926	4,859

Fireplaces			
Interior 2 Story	1	8,308	6,813

Totals: 1,414,041 1,159,631

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 2,203,299

2022 Est. T.C.V. 006-126-033-00 = 3,713,299
Est. TCV/Total Floor Area = 396.89, Most recent sale 05/06/2005 for 0

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Valuation Report

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Parcel Number: 45-006-126-033-00

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,803,300	1,803,300	1,803,300	1,306,733	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,300	0	0	43,122	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,856,600	1,856,600	1,856,600	1,349,855	1,349,855	0	

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Valuation Report

DB: 2022Ga

45-006-126-034-00	2022 Est. T.C.V.	LUDERS REBECCA A TRUST
Property Class: 408		5853 W NORTHWOOD DR
Map #: 51	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	640.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.47 Total Acres					Total Est. Land Value =			1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	16	0	0
D/W/P: Crushed Rock	1.96	3000	0	0
D/W/P: Flagstone/Sand	18.18	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard

Ground Area = 1439 SF Floor Area = 1439 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,303		
1 Story	Siding	Crawl Space	136		
		Total:		169,400	110,098

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	39	1,589	1,033
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Deck

Treated Wood	360	5,270	3,425
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Garages

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

Base Cost	768	26,220	17,043
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 220,476 143,296

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 272,262

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 10 Blt 1959

(11) Heating System: Forced Heat & Cool

Ground Area = 590 SF Floor Area = 590 SF.

Parcel Number: 45-006-126-034-00

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Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	590		
			Total:	78,524	51,038

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	830

Built-Ins					
Appliance Allow.			1	2,394	1,556

Totals: 82,195 53,424

Notes: 2015 INTERIOR REFRESH - STUDIO

ECF (4134 BIG GLEN) 1.900 => TCV: 101,506

2022 Est. T.C.V. 006-126-034-00 = 1,878,768

Est. TCV/Total Floor Area = 925.96, Most recent sale 03/10/2014 for 1,430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
924,100	924,100	924,100	848,101	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	27,987	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
939,400	939,400	939,400	876,088	876,088	0	

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Valuation Report

DB: 2022Ga

45-006-127-001-00	2022 Est. T.C.V.	TERRY SHEILA S TRUST
Property Class: 402		S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SEC127\$800/FF	50.00	391.00	1.0000	1.0000	800	100	
50 Actual Front Feet, 0.45 Total Acres							
Total Est. Land Value =							40,000

2022 Est. T.C.V. 006-127-001-00	=	40,000
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Est. TCV/Total Floor Area = 19.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	2,169	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	71	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	2,240	2,240	0	

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Valuation Report

DB: 2022Ga

45-006-127-002-00	2022 Est. T.C.V.	COOK DOUGLAS M TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
250 Actual Front Feet, 1.72 Total Acres							Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-002-00 = 90,000

Est. TCV/Total Floor Area = 44.36, Most recent sale 08/06/2001 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	46,485	45,000	0

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Valuation Report

DB: 2022Ga

45-006-127-003-00	2022 Est. T.C.V.	HEIDRICK LINDSAY T TRUST
Property Class: 402		S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
150 Actual Front Feet, 1.12 Total Acres							Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-003-00 = 90,000

Est. TCV/Total Floor Area = 44.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	46,485	45,000	0

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Valuation Report

DB: 2022Ga

45-006-127-004-00	2022 Est. T.C.V.	OLSON TIMOTHY A & AMY JO TRUST
Property Class: 401		6611 S GLEN LAKE RD
Map #: 54,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J \$150K					150000	100		150,000
<Site Value J> GROUP J \$150K					150000	100		150,000
325 Actual Front Feet, 10.76 Total Acres							Total Est. Land Value =	300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.04	7500	0	0
Wood Frame	49.65	33	50	819

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,319

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = 1486 SF Floor Area = 4290 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,383		
3 Story	Siding	Slab	103		
1 Story	Siding	Overhang	1157		
0.5 Story	Siding	Overhang	25		
0.5 Story	Siding	Overhang	16		
0.5 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	15		
		Total:		582,027	494,695

Other Additions/Adjustments

Exterior					
Stone Veneer		700	31,325	26,626	

Plumbing

Average Fixture(s)	1	2,867	2,437	
3 Fixture Bath	2	18,088	15,375	
2 Fixture Bath	1	6,029	5,125	

Water/Sewer

1000 Gal Septic	1	5,290	4,496	
2000 Gal Septic	1	10,315	8,768	
Water Well, 100 Feet	1	5,664	4,814	

Porches

CCP (1 Story)	153	5,138	4,367	
CCP (1 Story)	308	9,582	8,145	
WCP (1 Story)	543	23,007	19,556	

Deck

Treated Wood	75	2,072	1,761	
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Garages

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

Base Cost	997	56,769	48,254	
Common Wall: 1 Wall	1	-3,154	-2,681	
Door Opener	1	662	563	

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

Parcel Number: 45-006-127-004-00

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Base Cost	575	38,859	33,030
Common Wall: 1 Wall	1	-3,154	-2,681
Door Opener	1	662	563
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	735	46,268	39,328
Door Opener	1	662	563
Built-Ins			
Appliance Allow.	2	11,851	10,073
Fireplaces			
Exterior 2 Story	1	10,196	8,667
Totals:		861,025	731,844

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 1,207,543

2022 Est. T.C.V. 006-127-004-00	=	1,515,862
Est. TCV/Total Floor Area = 353.35, Most recent sale 12/09/2010 for 400,000		
2021 Assessed	MBOR	S.E.V.
838,100	838,100	838,100
		590,335
		3.30
2022 New Eq.	Adjustment	Loss
0	-80,200	0
2022 Assessed	MBOR	S.E.V.
757,900	757,900	757,900
		609,816
		609,816
		0

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Valuation Report

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45-006-127-004-10	2022 Est. T.C.V.	OLSON TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 54,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A		\$90K			90000	100	90,000
155 Actual Front Feet,	2.82	Total Acres			Total Est. Land Value	=	90,000

2022 Est. T.C.V. 006-127-004-10 = 90,000

Est. TCV/Total Floor Area = 20.98, Most recent sale 09/16/2016 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	45,000	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	46,485	45,000	0

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45-006-127-004-20	2022 Est. T.C.V.	OLSON TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 55,54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
150 Actual Front Feet, 2.60 Total Acres							Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-004-20 = 90,000

Est. TCV/Total Floor Area = 20.98, Most recent sale 03/25/2002 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	46,485	45,000	0

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Valuation Report

DB: 2022Ga

45-006-127-004-30	2022 Est. T.C.V.	OLSON TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 55,54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$90K			90000	100		90,000
180 Actual Front Feet,	2.96	Total Acres			Total Est. Land Value	=		90,000

2022 Est. T.C.V. 006-127-004-30 = 90,000

Est. TCV/Total Floor Area = 20.98, Most recent sale 09/29/2000 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	46,485	45,000	0

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45-006-127-005-00	2022 Est. T.C.V.	SUCIU JAMES N
Property Class: 401		6670 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SEC127\$800/FF	93.00	255.00	1.0000	1.0000	800	100	
93 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =		74,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.14	146	50	1,251
D/W/P: 4in Ren. Conc.	10.04	108	0	0
D/W/P: 4in Ren. Conc.	10.04	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,751

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1027 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1027		
			Total:	105,042	94,538

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,580
2 Fixture Bath	1	6,029	5,426

Water/Sewer

1000 Gal Septic	1	5,290	4,761
Water Well, 100 Feet	1	5,664	5,098

Porches

CCP (1 Story)	57	2,061	1,855
CCP (1 Story)	67	2,396	2,156

Garages

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

Door Opener	2	1,324	1,192
Base Cost	1545	84,203	75,783

Built-Ins

Appliance Allow.	1	5,926	5,333
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Totals: 220,802 198,722

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 327,891

2022 Est. T.C.V. 006-127-005-00 = 406,042

Est. TCV/Total Floor Area = 395.37, Most recent sale 09/28/2007 for 1,500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
212,300	212,300	212,300	182,684	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,300	0	0	6,028	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,000	203,000	203,000	188,712	188,712	0

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45-006-127-006-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 54/55	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			1.71 Acres		5000	100		8,535
		1.71	Total Acres				Total Est. Land Value =	8,535

2022 Est. T.C.V. 006-127-006-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-127-009-00	2022 Est. T.C.V.	MICHIGAMA WESTERN TELEPHONE CO
Property Class: 201		S GLEN LAKE RD
Map #: 54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			0.06 Acres		5000	100		300
			0.06 Total Acres				Total Est. Land Value =	300

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

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 60.69

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.30 100%
Adjusted Square Foot Cost for Upper Floors = 80.99

Total Floor Area: 900 Base Cost New of Upper Floors = 72,891

Reproduction/Replacement Cost = 72,891

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 53,939

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 75,515
Replacement Cost/Floor Area= 80.99 Est. TCV/Floor Area= 83.91

Total Estimated True Cash Value of Commercial/Industrial Buildings = 75,515

2022 Est. T.C.V. 006-127-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-127-010-00	2022 Est. T.C.V.	GLEN LAKE YACHT CLUB
Property Class: 401		S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
150 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	90,000

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	60	26,525
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	60	26,525

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 87,533

Total Estimated True Cash Value of Commercial/Industrial Buildings = 87,533

2022 Est. T.C.V. 006-127-010-00 = 177,533

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,400	78,400	78,400	22,738	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,400	0	750	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,800	88,800	88,800	23,488	23,488	0	

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Valuation Report

DB: 2022Ga

45-006-127-013-00	2022 Est. T.C.V.	HURLIN PETER J & ELLINGSEN KRISTIN
Property Class: 401		6046 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	200.00	339.70	0.9078	0.9756	1100	100		194,844
GROUP B 1100/FF	63.00	339.70	0.9078	0.9756	1100	50	SURPLUS: ZONING 100 ft	30,688
263 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =								225,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	3800	0	0
Wood Frame	17.37	512	50	4,446
Wood Frame	22.71	96	50	1,090
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				8,036

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1934

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1903 SF Floor Area = 1903 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,903		
Total:				177,445	97,595

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	3,340	1,837
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Water/Sewer

1000 Gal Septic	1	3,937	2,165
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Water Well, 100 Feet	1	4,880	2,684
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Porches

WPP	240	3,761	2,069
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Garages

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

Base Cost	442	14,246	7,835
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Common Wall: 1/2 Wall	1	-885	-487
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Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 1 Story	1	4,067	2,237
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Deck

w/Roof (Roof portion)	576	6,860	3,773
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Breezeways

Frame Wall	62	2,547	1,401
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Carports

Comp.Shingle	576	7,465	4,106
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Totals:		229,336	126,135
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Notes:

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Valuation Report

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Parcel Number: 45-006-127-013-00

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 208,123

2022 Est. T.C.V. 006-127-013-00 = 441,691

Est. TCV/Total Floor Area = 232.10, Most recent sale 10/29/2013 for 373,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,200	209,200	209,200	209,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	6,903	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,800	220,800	220,800	216,103	216,103	0	

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DB: 2022Ga

45-006-127-015-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		6047 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	226.00	0.00	1.0000	1.0000	0	100		0
2122 COMME \$6.00/SQFT		85378	SqFt	6.00000	100			512,266
226 Actual Front Feet, 1.96 Total Acres							Total Est. Land Value =	512,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.46	6000	50	19,380
Total Estimated Land Improvements			True Cash Value =	19,380

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCH	7.68	28000	1.00	90	193,536
/CI17/SPOC/TENC/ADDFFA	13669.52	1	1.00	90	12,303
/CI17/SPOC/TENC/ASPCH	7.68	13000	1.00	90	89,856
/CI17/SPOC/TENC/ASPCH	7.68	7600	1.00	90	52,531
/CI16/YARI/PLAE/BASBWPB	3926.67	4	1.00	90	14,136

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 507,307

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009

Description of Occupancy: PAVILLION

Costs are taken from the Pavilions cost schedules.

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

Class: D,Pole Quality: Fair

Stories: 1 Story Height: 13 Perimeter: 96

Base Rate for Upper Floors = 85.62

Adjusted Square Foot Cost for Upper Floors = 85.62

Total Floor Area: 484	Base Cost New of Upper Floors =	41,440
	Reproduction/Replacement Cost =	41,440
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	
	Total Depreciated Cost =	37,296

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 52,214
Replacement Cost/Floor Area= 85.62 Est. TCV/Floor Area= 107.88

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018

Costs are taken from the Restroom Buildings cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 88

Overall Building Height: 10

Base Rate for Upper Floors = 196.02

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.45 100%
Adjusted Square Foot Cost for Upper Floors = 201.47

Total Floor Area: 480	Base Cost New of Upper Floors =	96,706
	Reproduction/Replacement Cost =	96,706
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	92,838

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<<<< Segregated Cost Computations >>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PATR/PICSH	49.72	256	1.00	90	11,455

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 146,010

Replacement Cost/Floor Area= 227.99 Est. TCV/Floor Area= 304.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 705,531

2022 Est. T.C.V. 006-127-015-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/09/1953 for 1,650

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-127-016-00	2022 Est. T.C.V.	CALSBECK RONALD & DIANE
Property Class: 401		6149 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	100.00	190.00	1.0000	1.0000	850	100		85,000
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	21.58	70	50	755
D/W/P: 4in Ren. Conc.	7.08	118	0	0
D/W/P: Crushed Rock	1.96	210	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,255

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1959

(11) Heating System: Forced Heat & Cool

Ground Area = 2085 SF Floor Area = 3515 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	457		
1 Story	Siding	Crawl Space	466		
1.5 Story	Siding	Crawl Space	1,162		
1 Story	Siding	Overhang	65		
1 Story	Siding	Overhang	784		
		Total:		368,220	294,602

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	131	3,039	2,431
WCP (1 Story)	112	4,516	3,613
WCP (1 Story)	56	2,897	2,318
WPP	240	4,236	3,389

Garages

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

Base Cost	784	32,215	25,772
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 1 Story	1	5,635	4,508
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Totals: 438,995 351,223

Notes:

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Parcel Number: 45-006-127-016-00

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 579,518

2022 Est. T.C.V. 006-127-016-00	=	667,773
Est. TCV/Total Floor Area = 189.98, Most recent sale 11/29/2004 for 225,000		
2021 Assessed	MBOR	S.E.V.
318,200	318,200	318,200
		Base for Cap
		C.P.I.
		240,147
		3.30
2022	New	Eq. Adjustment
	0	15,700
		Loss
		0
		Additions
		0
		Tax Adjustment
		7,924
		Losses
		0
2022 Assessed	MBOR	S.E.V.
333,900	333,900	333,900
		Capped
		248,071
		->Taxable<-
		248,071
		PRE/MBT
		248,071

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DB: 2022Ga

45-006-127-016-50	2022 Est. T.C.V.	CALSBEEK RONALD C & DIANE C
Property Class: 402		S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP C 850/FF	100.00	159.00	1.0000	1.0000	850	100	
100 Actual Front Feet, 0.36 Total Acres							
							Total Est. Land Value =
							85,000

2022 Est. T.C.V. 006-127-016-50 = 85,000

Est. TCV/Total Floor Area = 24.18, Most recent sale 04/29/2016 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,500	42,500	42,500	42,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	43,902	42,500	42,500

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DB: 2022Ga

45-006-127-017-00	2022 Est. T.C.V.	NORTHWOODS PROPERTY HOLDINGS LLC
Property Class: 201		6053 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	365.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		36503	SqFt	8.00000	100			292,026
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								292,026

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	3,880.80	1	97	3,765
D/W/P: Crushed Rock	1.80	4500	50	4,050
D/W/P: 4in Ren. Conc.	5.63	220	50	619
Fencing: Wire Mesh, #9	3.12	250	50	390
Wood Frame	16.66	199	50	1,657
Wood Frame	16.08	279	50	2,243

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	50	2,500

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	91		100	0
SEPTIC TANK 1000 GAL	0.00	1	91		100	0
DRAIN FIELD	0.00	1	91		100	0
Total Estimated Land Improvements True Cash Value =						15,224

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Costs are taken from the Stores - Discount cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 328
Overall Building Height: 10

Base Rate for Upper Floors = 50.96

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.76 100%
Adjusted Square Foot Cost for Upper Floors = 58.72

Total Floor Area: 4,544 Base Cost New of Upper Floors = 266,823

Reproduction/Replacement Cost = 266,823
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 176,103

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPBA	9.41	350	1.00	94	3,096

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 250,879
Replacement Cost/Floor Area= 59.44 Est. TCV/Floor Area= 55.21

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1998

Description of Occupancy: BACK OF LOT

Costs are taken from the Sheds - Lumber Yard Horizontal Storage Shed (3 Walls) cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 256
Overall Building Height: 14

Base Rate for Upper Floors = 15.66

Adjusted Square Foot Cost for Upper Floors = 15.66

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2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
	349,400	349,400	349,400	288,223	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-48,100	0	0	9,511	0	
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	301,300	301,300	301,300	297,734	297,734	0	

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45-006-127-018-00	2022 Est. T.C.V.	NORTHWOODS PROPERTY HOLDINGS LLC
Property Class: 201		6125 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	100.00	365.00	1.0000	0.0000	0 100*	0
2122 COMME \$8.00/SQFT		36503	SqFt	8.00000	100	292,026
* denotes lines that do not contribute to the total acreage calculation.						
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =						292,026

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	266	50	802
D/W/P: 3.5 Concrete	5.70	64	50	182
D/W/P: Patio Blocks	13.51	312	50	2,107
Wood Frame	19.53	512	50	4,999
Wood Frame	19.53	555	50	5,419
Total Estimated Land Improvements True Cash Value =				13,509

2022 Est. T.C.V. 006-127-018-00					=	305,535
Est. TCV/Total Floor Area = 40.12, Most recent sale 06/30/2021 for 315,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,100	171,100	171,100	171,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	22,600	0	4,300	22,600	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,800	152,800	152,800	153,400	152,800	0	

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45-006-127-019-00	2022 Est. T.C.V.	THORESON LEONARD O & SALOME T
Property Class: 401		6159 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GROUP A 1100/FF	100.00	349.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =		110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1622 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	988		
1 Story	Siding	Basement	140		
Total:				169,661	101,786

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	766		

Water/Sewer					
1000 Gal Septic	1	4,209	2,525		
Water Well, 100 Feet	1	5,025	3,015		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	352	13,795	8,277		
Common Wall: 1/2 Wall	1	-957	-574		

Built-Ins

Appliance Allow.	1	2,394	1,436		
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Fireplaces

Exterior 2 Story	1	6,942	4,165		
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Totals: 202,346 121,396

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 200,303

2022 Est. T.C.V. 006-127-019-00 = 312,803

Est. TCV/Total Floor Area = 192.85

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,400	145,400	145,400	69,811	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	2,303	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,400	156,400	156,400	72,114	72,114	72,114	

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DB: 2022Ga

45-006-127-020-00	2022 Est. T.C.V.	NORTHWOODS PROPERTY HOLDINGS LLC &
Property Class: 201		6127 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	100.00	356.00	1.0000	0.0000	0 100*	0
2122 COMME \$8.00/SQFT		35589 SqFt	8.00000	100		284,708
* denotes lines that do not contribute to the total acreage calculation.						
100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =						284,708

2022 Est. T.C.V. 006-127-020-00	=	284,708
Est. TCV/Total Floor Area = 175.53, Most recent sale 07/15/2021 for 315,000		
2021 Assessed	MBOR	S.E.V.
230,000	230,000	230,000
		Base for Cap
		C.P.I.
		230,000
		3.30
2022 New	Eq. Adjustment	Loss
0	-18,000	69,600
		Additions
		Tax Adjustment
		Losses
		0
		-18,000
		69,600
2022 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT
142,400	142,400	142,400
		165,693
		142,400
		0

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Valuation Report

DB: 2022Ga

45-006-127-025-00	2022 Est. T.C.V.	WARNES KATHLEEN T
Property Class: 401		6177 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1100/FF	100.00	264.00	1.0000	1.0000	1100	100		110,000	
GROUP A 1100/FF	65.00	264.00	1.0000	1.0000	1100	50	SURPLUS: ZONING 100 ft	35,750	
165 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value =	145,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 5 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 2007 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	460		
Total:				222,444	133,476

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	766	

Water/Sewer				
1000 Gal Septic	1	4,209	2,525	
Water Well, 100 Feet	1	5,025	3,015	

Porches				
WCP (1 Story)	224	7,437	4,462	
WPP	300	4,377	2,626	

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	22,637	13,582	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	22,637	13,582	

Built-Ins				
Appliance Allow.	1	2,394	1,436	

Fireplaces				
Interior 2 Story	1	5,751	3,451	

Totals: 298,188 178,921

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 295,220

2022 Est. T.C.V. 006-127-025-00					=	445,970
Est. TCV/Total Floor Area = 222.21, Most recent sale 01/02/2003 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,800	206,800	206,800	90,018	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	2,970	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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223,000	223,000	223,000	92,988	92,988	92,988
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Valuation Report

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45-006-127-026-01	2022 Est. T.C.V.	RABER CARLA G & DALE A
Property Class: 402		S GLEN LAKE RD
Map #: 52,53,,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C \$80K					80000	100		80,000
180 Actual Front Feet, 1.70 Total Acres							Total Est. Land Value =	80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1200	97	2,281
Total Estimated Land Improvements True Cash Value =				2,281

2022 Est. T.C.V. 006-127-026-01 = 82,281

Est. TCV/Total Floor Area = 41.00, Most recent sale 07/22/2020 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
36,000	36,000	36,000	36,000	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	1,188	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
41,100	41,100	41,100	37,188	37,188 0

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Valuation Report

DB: 2022Ga

45-006-127-026-02	2022 Est. T.C.V.	KAYE ROBERT & NINA
Property Class: 402		S GLEN LAKE RD
Map #: 52,53,,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C \$80K					80000	100		80,000
159 Actual Front Feet, 1.60 Total Acres							Total Est. Land Value =	80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1200	97	2,281
Total Estimated Land Improvements True Cash Value =				2,281

2022 Est. T.C.V. 006-127-026-02 = 82,281

Est. TCV/Total Floor Area = 41.00, Most recent sale 03/29/2021 for 114,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	29,895	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	11,205	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	30,881	41,100	0	

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Valuation Report

DB: 2022Ga

45-006-127-026-03	2022 Est. T.C.V.	SLOT PHILLIP B & PARTHANA R TRUST
Property Class: 460		S GLEN LAKE RD
Map #: 52,53,,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value C> GROUP C \$80K					80000 100	80,000
ACREAGE TABLE 4127		16.760 Acres	42,000	5	CONSERVATION EASEMENT	35,196
154 Actual Front Feet, 18.46 Total Acres			Total Est. Land Value =			115,196

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	1.96	1200 97	2,281
Total Estimated Land Improvements True Cash Value =			2,281

2022 Est. T.C.V. 006-127-026-03 = 117,477

Est. TCV/Total Floor Area = 58.53, Most recent sale 02/12/2021 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,600	53,600	53,600	35,773	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	22,927	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,700	58,700	58,700	36,953	58,700	0	

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Valuation Report

DB: 2022Ga

45-006-127-027-10	2022 Est. T.C.V.	COLE BILL W & H ANNETTE
Property Class: 401		6155 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	100.00	233.00	1.0000	0.9395	1100	100		103,343
100 Actual Front Feet, 0.54 Total Acres					Total Est.		Land Value =	103,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1540 SF Floor Area = 2168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,540		
1 Story	Siding	Overhang	22		
1 Story	Siding	Overhang	606		
		Total:		305,810	275,230

Other Additions/Adjustments

Recreation Room	1351	31,938	15,969
Basement, Outside Entrance, Below Grade	1	3,109	2,798

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	1	5,911	5,320

Water/Sewer

2000 Gal Septic	1	9,576	8,618
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	151	7,363	6,627
WPP	402	7,521	6,769

Garages

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

Base Cost	606	34,057	30,651
Common Wall: 2 Wall	1	-5,388	-4,849
Door Opener	1	591	532

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Two Sided	1	8,482	7,634
Prefab 1 Story	1	3,172	2,855

Totals: 422,864 367,804

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 606,877

Parcel Number: 45-006-127-027-10

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2022	Est. T.C.V.	006-127-027-10	=	712,720		
Est. TCV/Total Floor Area = 328.75, Most recent sale 08/03/2001 for 115,500						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	323,100	323,100	323,100	257,642	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,300	0	0	8,502	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	356,400	356,400	356,400	266,144	266,144	0

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Valuation Report

DB: 2022Ga

45-006-127-027-30	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		6401 W STATE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	621.00	100.00	1.0000	0.0000	0	100*		0
2122 COMME 9.30PSF			62117 SqFt	9.30000	50		BACK WET AREA - SIZE	288,842

* denotes lines that do not contribute to the total acreage calculation.

621 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 288,842

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Costs are taken from the Garages - Emergency Response, Staffed cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 18 Perimeter: 511

Base Rate for Upper Floors = 145.63

Adjusted Square Foot Cost for Upper Floors = 145.63

Total Floor Area: 14,181 Base Cost New of Upper Floors = 2,065,179

Reproduction/Replacement Cost = 2,065,179
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 1,528,232

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 2,139,525
Replacement Cost/Floor Area= 145.63 Est. TCV/Floor Area= 150.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,139,525

2022 Est. T.C.V. 006-127-027-30		=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/17/2001 for 550,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			C.P.I.
			3.30
2022	New	Eq. Adjustment	Loss
0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

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Valuation Report

DB: 2022Ga

45-006-127-028-01	2022 Est. T.C.V.	COUTURIER JOHN
Property Class: 401		6233 S GLEN LAKE RD
Map #: 53-54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE	\$65000				65000	100		65,000
140 Actual Front Feet,	1.07	Total Acres			Total Est. Land Value =			65,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: Forced Air w/ Ducts
Ground Area = 491 SF Floor Area = 491 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	491		
			Total:	65,929	65,271

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,861	

Water/Sewer					
1000 Gal Septic		1	4,877	4,828	
Water Well, 50 Feet		1	2,527	2,502	

Porches					
CCP (1 Story)		119	3,665	3,628	

Built-Ins					
Appliance Allow.		1	3,439	3,405	

Totals: 82,317 81,495

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 134,467
80% Completed => Est. True Cash Value 2022 = 107,573

2022 Est. T.C.V. 006-127-028-01 = 172,573

Est. TCV/Total Floor Area = 351.47, Most recent sale 10/09/2020 for 270,188

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	25,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
53,800	7,500	0	53,800	825	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	79,625	79,625	0	

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Valuation Report

DB: 2022Ga

45-006-127-028-02	2022 Est. T.C.V.	COUTURIER JOHN
Property Class: 401		6241 S GLEN LAKE RD
Map #: 53-54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE	\$65000				65000	100		65,000
105 Actual Front Feet,	1.13	Total Acres			Total Est. Land Value =			65,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2022

(11) Heating System: Forced Air w/ Ducts

Ground Area = 507 SF Floor Area = 507 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	507		
			Total:	68,290	67,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
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Water/Sewer

1000 Gal Septic	1	4,877	4,828
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Water Well, 50 Feet	1	2,527	2,502
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Porches

CPP	98	2,158	2,136
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Built-Ins

Appliance Allow.	1	3,439	3,405
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Totals:	83,171	82,339
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 135,859

80% Completed => Est. True Cash Value 2022 = 108,687

2022 Est. T.C.V. 006-127-028-02 = 173,687

Est. TCV/Total Floor Area = 342.58, Most recent sale 10/09/2020 for 270,188

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
54,300	7,500	0	54,300	825	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,800	86,800	86,800	80,125	80,125	0

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45-006-127-028-03	2022 Est. T.C.V.	COUTURIER JOHN
Property Class: 402		6255 S GLEN LAKE RD
Map #: 53-54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value E> SITE	\$65000				65000	100	65,000
101 Actual Front Feet,	4.15	Total Acres			Total Est. Land Value =		65,000

2022 Est. T.C.V. 006-127-028-03 = 65,000

Est. TCV/Total Floor Area = 128.21, Most recent sale 10/09/2020 for 270,188

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	825	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	25,825	25,825	0

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45-006-127-028-10	2022 Est. T.C.V.	FOWLER LESLIE MIHALIK TR
Property Class: 460		6340 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	600.00	582.50	0.5093	1.0000	850	100		259,732
GROUP C 850/FF	87.50	582.50	0.5093	1.0000	850	50	SURPLUS: ZONING 100 ft	18,939
688 Actual Front Feet, 9.19 Total Acres Total Est. Land Value =								278,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 1997

(11) Heating System: Forced Hot Water
Ground Area = 1320 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,320		
1 Story	Siding	Overhang	80		
Total:				233,038	174,776

Other Additions/Adjustments

Recreation Room	1120	26,477	13,238
Exterior			
Stone Veneer	45	1,816	1,362
Basement, Outside Entrance, Below Grade	2	6,218	4,663
Plumbing			
Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970
Water/Sewer			
1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052
Porches			
WSEP (1 Story)	144	8,820	6,615
WPP	340	6,372	4,779
WCP (1 Story)	72	4,385	3,289
Built-Ins			
Appliance Allow.	1	3,439	2,579
Fireplaces			
Interior 2 Story	1	7,349	5,512
Two Sided	1	8,482	6,361
Totals:		328,427	239,697

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 395,500

2022 Est. T.C.V. 006-127-028-10 = 679,170
Est. TCV/Total Floor Area = 485.12, Most recent sale 12/15/2005 for 645,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	329,000		329,000	329,000	291,497	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,600	0	0	9,619	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	339,600		339,600	339,600	301,116	301,116	301,116

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Valuation Report

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45-006-127-028-20	2022 Est. T.C.V.	COUTURIER JOHN
Property Class: 402		6267 S GLEN LAKE RD
Map #: 52,53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value B> GROUP B \$110K					110000 100	110,000
340 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-127-028-20 = 110,000

Est. TCV/Total Floor Area = 78.57, Most recent sale 10/09/2020 for 270,188

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	55,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	56,815	55,000	0

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Valuation Report

DB: 2022Ga

45-006-127-028-25	2022 Est. T.C.V.	EWING ROBERT & STEPHANIE
Property Class: 402		MANITOU BLVD
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value B> GROUP B	\$110K				110000	100	110,000
246 Actual Front Feet,	1.71	Total Acres			Total Est. Land Value =		110,000

2022 Est. T.C.V. 006-127-028-25 = 110,000

Est. TCV/Total Floor Area = 78.57, Most recent sale 06/01/2005 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	55,000	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	56,815	55,000	0

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Valuation Report

DB: 2022Ga

45-006-127-029-00	2022 Est. T.C.V.	PLK NORTH LLC
Property Class: 402		S SUNSET DR
Map #: 52,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

		* Factors *		FRONTAGE SUNSET			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SEC127\$800/FF	1235.00	0.00	1.0000	0.0000	800	100*	
VILLAGE AR 9-20ACRES		501464	SqFt	1.40000	100		
VILLAGE AR CE		340986	SqFt	0.30000	100		
* denotes lines that do not contribute to the total acreage calculation.							
1235 Actual Front Feet, 19.34 Total Acres					Total Est. Land Value =		804,346

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	4875	50	6,532
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	9.70	282	100	2,735
Total Estimated Land Improvements True Cash Value =				9,267

2022 Est. T.C.V. 006-127-029-00 = 813,613

Est. TCV/Total Floor Area = 581.15, Most recent sale 05/25/2021 for 975,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
377,100	377,100	377,100	91,886	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
4,600	25,100	0	4,600	310,314	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
406,800	406,800	406,800	99,518	406,800	0

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Valuation Report

DB: 2022Ga

45-006-127-029-10	2022 Est. T.C.V.	DAVIS KARL R & DEBORAH N
Property Class: 408		6525 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	322.85	0.9909	0.9596	10000	100		950,912
GRADE B 10K	3.08	322.85	0.9909	0.9596	10000	50	SURPLUS: ZONING 100 ft	14,644
103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								965,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	200	50	4,115

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				11,615

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2182 SF Floor Area = 2182 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,099		
1 Story	Siding	Crawl Space	611		
1 Story	Siding	Slab	472		
Total:				312,054	234,039

Other Additions/Adjustments

Recreation Room	1042	24,633	12,316
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Basement, Outside Entrance, Below Grade	1	3,109	2,332
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Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CCP (1 Story)	28	1,010	757
CCP (1 Story)	160	4,821	3,616
WPP	1183	20,951	15,713

Deck

Treated Wood	240	4,289	3,217
Treated Wood	130	2,861	2,146
Treated Wood	216	4,018	3,013

Garages

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

Base Cost	581	25,640	19,230
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 1 Story	1	5,984	4,488
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Totals: 437,382 321,875

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 611,563

2022 Est. T.C.V. 006-127-029-10 = 1,588,734

Est. TCV/Total Floor Area = 728.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
787,200	787,200	787,200	617,538	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	20,378	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
794,400	794,400	794,400	637,916	637,916	0	

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45-006-127-029-15	2022 Est. T.C.V.	DUNN KATHLEEN R
Property Class: 408		6497 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	379.48	0.9532	0.9832	10000	100		937,166
GRADE B 10K	17.31	379.48	0.9532	0.9832	10000	50	SURPLUS: ZONING 100 ft	81,126
117 Actual Front Feet, 1.02 Total Acres								
Total Est. Land Value =								1,018,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	2750	0	0
Wood Frame	21.34	200	50	2,134
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,134

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1927

(11) Heating System: Forced Heat & Cool
Ground Area = 1732 SF Floor Area = 2095 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	1,452		
1 Story	Siding	Slab	280		
1 Story	Siding	Overhang	363		
			Total:	297,484	193,363

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,880	1,222
2 Fixture Bath	1	3,960	2,574

Water/Sewer			
1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches			
WGEP (1 Story)	48	6,144	3,994

Deck			
Treated Wood	400	5,980	3,887

Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	245	16,822	10,934

Built-Ins			
Appliance Allow.	1	3,439	2,235

Fireplaces			
Exterior 2 Story	1	8,947	5,816

Totals: 354,936 230,707

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 438,343

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 0

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

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Ground Area = 419 SF Floor Area = 419 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	419		
			Total:	49,885	32,426

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	830

Built-Ins					
Appliance Allow.			1	2,394	1,556

Totals:				53,556	34,812
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Notes: STUDIO OFFICE

ECF (4134 BIG GLEN) 1.900 => TCV: 66,142

2022 Est. T.C.V. 006-127-029-15 = 1,534,911

Est. TCV/Total Floor Area = 610.55, Most recent sale 10/16/2013 for 2,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
746,700	746,700	746,700	603,610	3.30	

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,800	0	0	19,919	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
767,500	767,500	767,500	623,529	623,529	0

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DB: 2022Ga

45-006-127-029-16	2022 Est. T.C.V.	DUNN KATHLEEN R
Property Class: 408		6497 S SUNSET DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	349.69	0.9911	0.9712	10000	100		962,546
GRADE B 10K	3.02	349.69	0.9911	0.9712	10000	50	SURPLUS: ZONING 100 ft	14,520
103 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								977,066

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	533	26,352		22,399	
Door Opener	3	1,773		1,507	
Totals:		28,125		23,906	

Notes: GARAGE ONLY

ECF (4134 BIG GLEN) 1.900 => TCV: 45,421

2022 Est. T.C.V. 006-127-029-16 = 1,023,987

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
510,100	510,100	510,100	476,849	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	15,736	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
512,000	512,000	512,000	492,585	492,585	0

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45-006-127-029-20	2022 Est. T.C.V.	PLK NORTH LLC
Property Class: 408		6511 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	329.33	0.9869	0.9625	10000	100		949,860
GRADE B 10K	4.49	329.33	0.9869	0.9625	10000	50	SURPLUS: ZONING 100 ft	21,339
104 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								971,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	11.52	456	100	5,253

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				55,253

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls A-10 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 3546 SF Floor Area = 6463 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,244		
2 Story	Siding	Basement	254		
3 Story	Siding	Basement	1,048		
1 Story	Siding	Overhang	567		
Total:				1,221,921	1,185,216

Other Additions/Adjustments

Recreation Room	290	8,912	8,645
Basement, Outside Entrance, Below Grade	2	8,729	8,467

Plumbing

Average Fixture(s)	1	3,547	3,441
3 Fixture Bath	4	44,688	43,347
2 Fixture Bath	1	7,448	7,225

Water/Sewer

1000 Gal Septic	1	5,822	5,647
2000 Gal Septic	1	11,290	10,951
Water Well, 100 Feet	1	6,013	5,833

Porches

CPP	183	4,769	4,626
CCP (1 Story)	134	6,705	6,504
WCP (1 Story)	1343	77,169	74,854

Balcony

Wood Balcony	124	6,733	6,531
Wood Balcony	175	9,503	9,218

Garages

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

Base Cost	718	59,070	57,298
Common Wall: 1 Wall	1	-3,702	-3,591
Door Opener	2	1,490	1,445

Built-Ins

Appliance Allow.	1	8,366	8,115
Jacuzzi Tub	1	15,296	14,837

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Fireplaces

Interior 2 Story	1	9,411	9,129
Exterior 1 Story	1	9,644	9,355

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 1,525,824 1,480,093

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 2,812,177

2022 Est. T.C.V. 006-127-029-20 = 3,838,629

Est. TCV/Total Floor Area = 593.94, Most recent sale 08/20/2015 for 1,150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,817,400	1,817,400	1,817,400	1,439,734	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	101,900	0	0	47,511	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,919,300	1,919,300	1,919,300	1,487,245	1,487,245	0	

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45-006-127-029-40	2022 Est. T.C.V.	BESIO SUZANNE K TRUST
Property Class: 402		S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value J> GROUP J	\$150K			150000	100	150,000
<Site Value B> GROUP B	\$110K			110000	100	110,000
<Site Value B> GROUP B	\$110K			110000	100	110,000
759 Actual Front Feet, 4.80 Total Acres Total Est. Land Value =						370,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	13.44	2200	97	28,681
Total Estimated Land Improvements True Cash Value =				28,681

2022 Est. T.C.V. 006-127-029-40 = 398,681

Est. TCV/Total Floor Area = 61.69, Most recent sale 09/21/2016 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,200	208,200	208,200	208,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,900	0	0	-8,900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,300	199,300	199,300	215,070	199,300	199,300	

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Valuation Report

DB: 2022Ga

45-006-127-029-50	2022 Est. T.C.V.	FOWLER JEFFREY & LESLIE
Property Class: 402		S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value J> GROUP J \$150K					150000 100	150,000
187 Actual Front Feet, 1.60 Total Acres					Total Est. Land Value =	150,000

2022 Est. T.C.V. 006-127-029-50 = 150,000

Est. TCV/Total Floor Area = 23.21, Most recent sale 04/17/2014 for 162,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	2,310	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,000	75,000	75,000	72,310	72,310	72,310

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45-006-127-029-55	2022 Est. T.C.V.	NOBIS STEPHANIE TRUST
Property Class: 401		6271 S WHITE PINE TRL
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	100.00	263.27	1.0000	1.0000	1100	100		110,000
GROUP A 1100/FF	82.00	263.27	1.0000	1.0000	1100	50	SURPLUS: ZONING 100' MIN	45,100
182 Actual Front Feet, 1.10 Total Acres					Total	Est.	Land Value =	155,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	1034	0	0
D/W/P: Flagstone/Sand	22.61	280	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1991 SF Floor Area = 3258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,208		
1 Story	Siding	Crawl Space	783		
1 Story	Siding	Overhang	27		
2 Story	Siding	Overhang	16		
Total:				433,512	333,804

Other Additions/Adjustments

Recreation Room	1000	23,640	18,203
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Plumbing

Average Fixture(s)	1	1,880	1,448
3 Fixture Bath	2	11,822	9,103
2 Fixture Bath	1	3,960	3,049

Water/Sewer

1000 Gal Septic	1	4,877	3,755
Water Well, 100 Feet	1	5,403	4,160

Porches

CCP (1 Story)	69	2,225	1,713
WGEP (1 Story)	279	20,498	15,783
WPP	798	14,133	10,882

Balcony

Wood Balcony	279	12,008	9,246
Wood Balcony, Roof	69	4,395	3,384

Garages

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

Base Cost	689	37,323	28,739
Common Wall: 1 Wall	1	-2,697	-2,077
Door Opener	3	1,773	1,365

Built-Ins

Appliance Allow.	1	3,439	2,648
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Fireplaces

Interior 2 Story	1	7,349	5,659
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Raised Hearth	1	593	457	
Local Cost Items				
GENERATOR	1	3,000	2,850	*95% Good
Totals:		589,133	454,171	

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 749,382

2022 Est. T.C.V. 006-127-029-55	=	909,232
Est. TCV/Total Floor Area = 279.08, Most recent sale 08/12/2019 for 790,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
419,000 419,000 419,000 419,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 35,600 0 0 13,827 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
454,600 454,600 454,600 432,827 432,827 0		

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45-006-127-029-60	2022 Est. T.C.V.	GINSBURG ANDREA L REVOCABLE TRUST
Property Class: 402		S WHITE PINE TRL
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1100/FF	100.00	235.00	1.0000	1.0000	1100	100		110,000	
GROUP A 1100/FF	89.00	235.00	1.0000	1.0000	1100	50	SURPLUS: ZONING 100' MIN	48,950	
189 Actual Front Feet, 1.02 Total Acres								Total Est. Land Value =	158,950

2022 Est. T.C.V. 006-127-029-60 = 158,950

Est. TCV/Total Floor Area = 48.79, Most recent sale 05/15/2002 for 119,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	2,310	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,500	79,500	79,500	72,310	72,310	0

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45-006-127-029-75	2022 Est. T.C.V.	ROGERS ROBERT W III & JOANNA L TR
Property Class: 401		6292 S WHITE PINE TRL
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
154 Actual Front Feet, 1.59 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	179	0	0
D/W/P: Crushed Rock	2.15	67	0	0
D/W/P: Crushed Rock	2.15	40	0	0
D/W/P: 4in Ren. Conc.	8.88	974	0	0
Wood Frame	27.12	216	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 2669 SF Floor Area = 4244 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	782		
2 Story	Siding	Crawl Space	482		
1.5 Story	Siding	Crawl Space	1,405		
			Total:	483,907	387,126

Other Additions/Adjustments

Exterior					
Stone Veneer		102	4,116		3,293

Plumbing					
Average Fixture(s)		1	1,880		1,504
3 Fixture Bath		1	5,911		4,729

Water/Sewer					
1000 Gal Septic		1	4,877		3,902
Water Well, 100 Feet		1	5,403		4,322

Porches					
WSEP (2 Story)		317	26,026		20,821
WSEP (1 Story)		198	11,294		9,035
WPP		58	2,455		1,964
WPP		179	4,672		3,738
WCP (1 Story)		110	5,696		4,557
WPP		1350	23,909		19,127

Deck					
Treated Wood		61	1,810		1,448
Treated Wood		547	7,346		5,877

Garages

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

Base Cost	706	32,031	8,008	*25% Good
Common Wall: 1 Wall	1	-2,697	-674	

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

Base Cost	505	29,941	23,953	
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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	2	6,344	5,075
Raised Hearth	1	593	474

Totals:		658,953	511,030
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 843,200

2022 Est. T.C.V. 006-127-029-75 = 938,200

Est. TCV/Total Floor Area = 221.07, Most recent sale 09/28/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
446,000	446,000	446,000	340,889	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	11,249	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
469,100	469,100	469,100	352,138	352,138	0	

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Valuation Report

DB: 2022Ga

45-006-127-029-80	2022 Est. T.C.V.	ROGERS JOANNA L TRUST
Property Class: 402		S SUNSET DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A \$90K					90000 100	90,000
151 Actual Front Feet, 1.34 Total Acres					Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-029-80 = 90,000

Est. TCV/Total Floor Area = 21.21, Most recent sale 05/23/2006 for 187,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	43,597	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,403	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	45,035	45,000	0

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Valuation Report

DB: 2022Ga

45-006-127-030-00	2022 Est. T.C.V.	BRALEY LIVING TRUST
Property Class: 408		6439 S SUNSET DR
Map #: 55,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		PURC TEST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	250.36	0.7883	0.9237	10000	50	50%INT SPLIT	364,081
GRADE"D" 6000	120.97	250.36	0.8202	0.8996	6000	25	INT/SURPLUS	133,879
221 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								497,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 1204 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,204		
			Total:	133,586	36,737

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,250 344

Water/Sewer		
1000 Gal Septic	1	4,122 1,134
Water Well, 100 Feet	1	5,066 1,393

Porches		
CCP (1 Story)	264	5,631 1,549

Built-Ins		
Appliance Allow.	1	2,413 664

Fireplaces		
Interior 1 Story	1	4,656 1,280

Totals: 156,724 43,101

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 81,892

2022 Est. T.C.V. 006-127-030-00 = 581,352

Est. TCV/Total Floor Area = 482.85

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,700	287,700	287,700	153,327	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	5,059	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,700	290,700	290,700	158,386	158,386	0	

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Valuation Report

DB: 2022Ga

45-006-127-030-05	2022 Est. T.C.V.	CRISSEY STACY
Property Class: 408		6439 S SUNSET DR
Map #: 55,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	250.36	0.7883	0.9237	10000	50	50% INT SPLIT	364,081
GRADE"D" 6000	120.97	250.36	0.8202	0.8996	6000	25	INT/SURPLUS	133,879
221 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								497,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 1204 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/50/27.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,204		
			Total:	133,586	36,737

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,250	344		
Water/Sewer					
1000 Gal Septic	1	4,122	1,134		
Water Well, 100 Feet	1	5,066	1,393		

Porches					
CCP (1 Story)	264	5,631	1,549		

Built-Ins					
Appliance Allow.	1	2,413	664		

Fireplaces					
Interior 1 Story	1	4,656	1,280		

Totals: 156,724 43,101

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 81,892

2022 Est. T.C.V. 006-127-030-05 = 581,352

Est. TCV/Total Floor Area = 482.85

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,700	287,700	287,700	125,762	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	4,150	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,700	290,700	290,700	129,912	129,912	0	

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Valuation Report

DB: 2022Ga

45-006-127-030-10	2022 Est. T.C.V.	CZERNIAWSKI BENJAMIN J & KATHY L
Property Class: 408		6437 S SUNSET DR
Map #: 55,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	348.06	0.9086	0.9705	10000	100		881,739
GRADE B 10K	37.67	348.06	0.9086	0.9705	10000	50	SURPLUS: ZONING 100 ft	166,062
138 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								1,047,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	80	50	1,646
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,146

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 882 SF Floor Area = 1126 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	882		
0.5 Story	Siding	Overhang	8		
1 Story	Siding	Overhang	20		
Total:				153,576	138,220

Other Additions/Adjustments

Exterior				
Brick Veneer	200	3,546	3,191	

Plumbing				
Average Fixture(s)	1	1,880	1,692	
3 Fixture Bath	1	5,911	5,320	

Water/Sewer				
1000 Gal Septic	1	4,877	4,389	
Water Well, 50 Feet	1	2,527	2,274	

Porches				
WCP (1 Story)	78	4,610	4,149	

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	400	21,612	19,451	

Deck				
Composite	772	10,762	9,686	

Totals: 209,301 188,372

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 357,907

2022 Est. T.C.V. 006-127-030-10 = 1,408,855

Est. TCV/Total Floor Area = 1251.20

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
672,700	672,700	672,700	293,423	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
18,500	13,200	0	18,500	9,682	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-127-030-10			Page: 2		
704,400	704,400	704,400	321,605	321,605	0

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Valuation Report

DB: 2022Ga

45-006-127-031-00	2022 Est. T.C.V.	ALTON BRUCE T REVOC TRUST &
Property Class: 408		6559 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	340.00	1.0000	0.9671	10000	50	INTEREST SPLIT	483,541
100 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =			483,541

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	200	0	0
Wood Frame	22.71	96	25	545

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	50	1,250
Total Estimated Land Improvements True Cash Value =				1,795

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

(11) Heating System: Electric Baseboard

Ground Area = 1365 SF Floor Area = 1365 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/50/32.5

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	700		
1 Story	Siding	Crawl Space	665		
		Total:		130,617	42,450

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	346
3 Fixture Bath	1	3,340	1,085

Water/Sewer

1000 Gal Septic	1	3,937	1,280
Water Well, 100 Feet	1	4,880	1,586

Built-Ins

Appliance Allow.	1	1,673	544
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Fireplaces

Exterior 1 Story	1	4,938	1,605
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Totals: 150,449 48,896

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 92,903

2022 Est. T.C.V. 006-127-031-00 = 578,239

Est. TCV/Total Floor Area = 423.62, Most recent sale 12/10/1999 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,300	285,300	285,300	97,218	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	3,208	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,100	289,100	289,100	100,426	100,426	0	

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Valuation Report

DB: 2022Ga

45-006-127-031-01	2022 Est. T.C.V.	ALTON BRUCE T REVOC TRUST &
Property Class: 408		6559 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	340.00	1.0000	0.9671	10000	50	INTEREST SPLIT	483,541
100 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =			483,541

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	200	0	0
D/W/P: Flagstone/Sand	16.40	450	0	0
Wood Frame	22.71	96	25	545

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	50	1,250
Total Estimated Land Improvements True Cash Value =				1,795

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

(11) Heating System: Electric Baseboard

Ground Area = 1365 SF Floor Area = 1365 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/50/32.5

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	700		
1 Story	Siding	Crawl Space	665		
			Total:	130,617	42,450

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	346
3 Fixture Bath	1	3,340	1,085

Water/Sewer

1000 Gal Septic	1	3,937	1,280
Water Well, 100 Feet	1	4,880	1,586

Built-Ins

Appliance Allow.	1	1,673	544
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Fireplaces

Exterior 1 Story	1	4,938	1,605
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Totals: 150,449 48,896

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 92,903

2022 Est. T.C.V. 006-127-031-01 = 578,239

Est. TCV/Total Floor Area = 423.62

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
285,300	285,300	285,300	159,687	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	5,269	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
289,100	289,100	289,100	164,956	164,956	0

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Valuation Report

DB: 2022Ga

45-006-127-032-00	2022 Est. T.C.V.	FREEMAN FAMILY COTTAGE TRUST
Property Class: 408		6575 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GRADE B 10K	100.00	175.32	0.9375	0.8756	10000	100		820,902
GRADE B 10K	24.00	175.32	0.9375	0.8756	10000	50	SURPLUS: ZONING 100 ft	98,508
ROAD FRONT 1000	117.00	175.32	1.0000	1.0000	1000	100	ACROSS RD	117,000
124 Actual Front Feet, 0.97 Total Acres								Total Est. Land Value = 1,036,410

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	330	50	6,128

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				8,628

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1880

(11) Heating System: Electric Baseboard

Ground Area = 1104 SF Floor Area = 2222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,104		
0.5 Story	Siding	Overhang	28		
Total:				211,683	127,010

Other Additions/Adjustments

Exterior				
Stone Veneer	200	6,568	3,941	

Plumbing				
Average Fixture(s)	1	1,277	766	
2 Fixture Bath	1	2,690	1,614	

Water/Sewer				
1000 Gal Septic	1	4,209	2,525	
Water Well, 100 Feet	1	5,025	3,015	

Porches				
CGEP (2 Story)	316	23,934	14,360	

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	520	17,961	10,777	

Built-Ins				
Appliance Allow.	1	2,394	1,436	

Fireplaces				
Exterior 2 Story	1	6,942	4,165	

Totals: 282,683 169,609

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 322,256

2022 Est. T.C.V. 006-127-032-00 = 1,367,294

Est. TCV/Total Floor Area = 615.34, Most recent sale 10/15/2007 for 1,200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
670,200	670,200	670,200	594,849	3.30

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Parcel Number: 45-006-127-032-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	19,630	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	683,600	683,600	683,600	614,479	614,479	0

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Valuation Report

DB: 2022Ga

45-006-127-033-00	2022 Est. T.C.V.	KARABAJAKIAN VAHAN A & MARYLIS
Property Class: 408		6533 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	200.00	275.86	0.8097	0.9372	10000	100		1,517,712
GRADE B 10K	2.12	275.86	0.8097	0.9372	10000	50	SURPLUS: ZONING 100 ft	8,055
202 Actual Front Feet, 1.28 Total Acres Total Est. Land Value =								1,525,767

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	400	50	8,230
D/W/P: Asphalt Paving	3.12	5000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				18,230

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = 2748 SF Floor Area = 3435 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,748		
Total:				427,194	277,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CCP (1 Story)	32	1,136	738
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Deck

Treated Wood	220	4,066	3,822	*94% Good
Treated Wood	420	6,178	5,807	*94% Good
Treated Wood	100	2,348	2,207	*94% Good
Treated Wood	256	4,462	2,900	

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
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Garages

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

Base Cost	160	9,006	5,854
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Carports

Comp.Shingle	216	3,715	2,415
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Totals: 494,473 325,057

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 617,608

Parcel Number: 45-006-127-033-00

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Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 1203 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
1 Story	Siding	Overhang	483		
			Total:	140,223	126,201

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
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Porches

WCP (1 Story)	40	2,880	2,592
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Garages

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

Base Cost	483	26,884	24,196
Common Wall: 1 Wall	1	-2,294	-2,065
Door Opener	1	591	532
Basement Garage: 2 Car	1	3,542	3,188

Built-Ins

Appliance Allow.	1	3,439	3,095
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Totals:	177,145	159,431
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Notes: GUEST COTTAGE & GARAGE

ECF (4134 BIG GLEN) 1.900 => TCV: 302,919

2022 Est. T.C.V. 006-127-033-00 = 2,464,524

Est. TCV/Total Floor Area = 531.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,194,200	1,194,200	1,194,200	743,219	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,100	0	0	24,526	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,232,300	1,232,300	1,232,300	767,745	767,745	568,131	

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Valuation Report

DB: 2022Ga

45-006-127-033-10	2022 Est. T.C.V.	JONES ROBERT C & SYLVIA A
Property Class: 401		6509 S GLEN LAKE RD
Map #: 53,52,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1100/FF	100.00	738.00	1.0000	1.0000	1100	100		110,000	
GROUP A 1100/FF	2.00	738.00	1.0000	1.0000	1100	50	SURPLUS: ZONING	100 ft	1,100
102 Actual Front Feet, 1.73 Total Acres								Total Est. Land Value =	111,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1980

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-4,020	-2,613

Water/Sewer					
1000 Gal Septic			1	4,209	2,736
Water Well, 100 Feet			1	5,025	3,266

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 944 30,614 19,899

Local Cost Items					
GENERATOR			1	3,000	3,000 *100% Good

Totals: 38,828 26,288

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 43,375

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:				175,059	173,307

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,020	-3,980

Totals: 171,039 169,327

Notes:

Parcel Number: 45-006-127-033-10

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 279,390
20% Completed => Est. True Cash Value 2022 = 55,878

2022 Est. T.C.V. 006-127-033-10	=	215,353
Est. TCV/Total Floor Area = 147.91		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
77,300 77,300 77,300	64,051	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
22,900 7,500 0	22,900	2,113 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
107,700 107,700 107,700	89,064	89,064 89,064

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Valuation Report

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45-006-127-033-20	2022 Est. T.C.V.	DAVIS TRACY L TRUST
Property Class: 408		6541 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	244.00	0.9912	0.9201	10000	100		912,009
GRADE B 10K	3.00	244.00	0.9912	0.9201	10000	50	SURPLUS: ZONING 100 ft	13,680
103 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								925,689

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Hot Tub	15,067.00	1	50	7,533

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	3	100	6,000
Total Estimated Land Improvements True Cash Value =				33,533

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 3043 SF Floor Area = 5390 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	3,043		
1 Story	Siding	Overhang	26		
1 Story	Siding	Overhang	510		
1 Story	Brick	Overhang	290		
Total:				885,895	708,721

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,684	2,947
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Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	3	27,132	21,706
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	128	4,351	3,481
CPP	81	2,072	1,658
WCP (1 Story)	787	31,818	25,454

Deck

Treated Wood	27	1,189	951
Treated Wood	29	1,250	1,000

Garages

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

Base Cost	579	39,048	31,238
Common Wall: 1 Wall	1	-3,154	-2,523
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Interior 2 Story	1	8,308	6,646
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Totals: 1,025,413 820,335

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,558,637

2022 Est. T.C.V. 006-127-033-20	=	2,517,859				
Est. TCV/Total Floor Area = 467.14, Most recent sale 02/01/2005 for 1,650,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,284,300	1,284,300	1,284,300	878,321	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-25,400	0	0	28,984	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,258,900	1,258,900	1,258,900	907,305	907,305		0

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Valuation Report

DB: 2022Ga

45-006-127-033-30	2022 Est. T.C.V.	KARABAJAKIAN VAHAN & MARYLISA
Property Class: 401		6533 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	200.00	2479.23	1.0000	0.0000	1100	100*		0
GROUP A 1100/FF	70.05	2479.23	1.0000	0.0000	1100	100*		0
GROUP A 1100/FF	25.00	0.00	1.0000	0.0000	1100	100*	NO ACCESS VALUE	0
VILLAGE AR 9-20ACRES		669517	SqFt	1.40000	100			937,324
* denotes lines that do not contribute to the total acreage calculation.								
295 Actual Front Feet, 15.37 Total Acres								Total Est. Land Value = 937,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	22,637		19,241	
Door Opener	1	473		402	
Totals:		23,110		19,643	

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 32,411

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

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	97	42,882

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 70,755

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: BASKET BALL COURT

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	5000	1.00	97	29,779

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 2 = 49,135

Total Estimated True Cash Value of Commercial/Industrial Buildings = 119,890

2022 Est. T.C.V. 006-127-033-30 = 1,092,125

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
496,500	496,500	496,500	23,351	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,600	0	770	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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546,100	546,100	546,100	24,121	24,121	24,121

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Valuation Report

DB: 2022Ga

45-006-127-034-00	2022 Est. T.C.V.	BESIO GREGORY J & SUZANNE K TR
Property Class: 408		6421 S SUNSET DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	89.75	373.30	0.8870	0.9807	10000	100		780,755
ROAD FRONT 1000	59.38	373.30	1.0000	1.0000	1000	50	SURPLUS/OFF WATER	29,690
149 Actual Front Feet, 1.28 Total Acres							Total Est. Land Value =	810,445

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Basket, 5 ft.	35.05	100	50	1,752

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,252

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	28		
1 Story	Siding	Overhang	1230		
			Total:	128,668	109,367

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	7,367	6,262
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Plumbing

Average Fixture(s)	1	2,867	2,437
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Water/Sewer

2000 Gal Septic	1	10,315	8,768
Water Well, 100 Feet	1	5,664	4,814

Porches

WSEP (2 Story)	120	14,022	11,919
CCP (1 Story)	16	907	771

Garages

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

Door Opener	3	1,986	1,688
Base Cost	1230	67,035	56,980

Built-Ins

Appliance Allow.	1	5,926	5,037
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Totals: 244,757 208,043

Notes: GARAGE WITH LIVING ABOVE

ECF (4134 BIG GLEN) 1.900 => TCV: 395,282

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = 2892 SF Floor Area = 4407 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Parcel Number: 45-006-127-034-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,570		
2 Story	Siding	Crawl Space	192		
1 Story	Siding	Crawl Space	130		
1 Story	Siding	Overhang	38		
Total:				584,335	496,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	2	18,088	15,375

Water/Sewer

2000 Gal Septic	1	10,315	8,768
Water Well, 100 Feet	1	5,664	4,814

Porches

CCP (1 Story)	31	1,216	1,034
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Deck

Treated Wood	636	8,465	7,195
Treated Wood	15	651	553
Treated Wood	20	868	738

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 1 Story	1	6,826	5,802
Exterior 2 Story	1	10,196	8,667
Wood Stove	1	3,892	3,308

Totals: 659,309 560,412

Notes: HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 1,064,782

2022 Est. T.C.V. 006-127-034-00					=	2,279,761	
Est. TCV/Total Floor Area = 402.43, Most recent sale 10/14/2007 for 0							
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,119,500	1,119,500	1,119,500	931,607	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,400	0	0	30,743	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,139,900	1,139,900	1,139,900	962,350	962,350	962,350		

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Valuation Report

DB: 2022Ga

45-006-127-035-00	2022 Est. T.C.V.	AYLSWORTH KATHY A TRUST
Property Class: 408		6416 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	60.00	226.00	1.1656	0.9096	10000	100		636,156
60 Actual Front Feet, 0.31 Total Acres					Total Est.		Land Value =	636,156

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.78	160	50	1,822

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,322

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C -5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 808 SF Floor Area = 1010 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	808		
			Total:	105,274	57,908

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
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Water/Sewer

2000 Gal Septic	1	8,364	4,600
Water Well, 100 Feet	1	5,025	2,764

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Prefab 1 Story	1	2,242	1,233
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Porches

CPP	24	580	319
CPP	8	193	106

Totals: 125,349 68,949

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 131,003

2022 Est. T.C.V. 006-127-035-00 = 770,481

Est. TCV/Total Floor Area = 762.85, Most recent sale 06/29/2007 for 820,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
379,800	379,800	379,800	354,664	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	11,703	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,200	385,200	385,200	366,367	366,367	0	

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Valuation Report

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45-006-127-036-00	2022 Est. T.C.V.	STEWART DANIEL ELI
Property Class: 401		6337 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	100.00	377.00	1.0000	1.0000	850	100		85,000
100 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =			85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	24.93	40	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	0.00	0	95	1,425
Total Estimated Land Improvements True Cash Value =				1,425

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1885

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 2128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Piers	936		
1 Story	Siding	Crawl Space	256		
		Total:		183,048	100,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
2 Fixture Bath	1	2,246	1,235

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Garages

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

Base Cost	624	18,102	9,956
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Built-Ins

Appliance Allow.	1	1,673	920
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Porches

CPP	16	365	201
CPP	24	548	301

Totals: 215,863 118,723

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 195,893

2022 Est. T.C.V. 006-127-036-00 = 282,318

Est. TCV/Total Floor Area = 132.67

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,400	130,400	130,400	69,383	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,800	0	2,289	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,200	141,200	141,200	71,672	71,672	71,672	

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Valuation Report

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45-006-127-037-00	2022 Est. T.C.V.	BARRY PATRICK J JR & CHERYL L TRUST
Property Class: 401		6277 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	100.00	377.00	1.0000	0.9858	1100	100		108,437
100 Actual Front Feet, 0.86 Total Acres					Total Est.		Land Value =	108,437

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	297	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 900 SF Floor Area = 1350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	900		
			Total:	170,724	136,598

Other Additions/Adjustments

Recreation Room	900	15,057	3,764
Basement, Outside Entrance, Below Grade	1	2,215	1,772

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	40	2,353	1,882
WPP	334	4,870	3,896

Deck

Treated Wood	294	4,613	3,690
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Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 1 Story	1	2,242	1,794
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Totals: 218,999 166,936

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 275,444

2022 Est. T.C.V. 006-127-037-00 = 388,881

Est. TCV/Total Floor Area = 288.06

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
183,800	183,800	183,800	94,750	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	3,126	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,400	194,400	194,400	97,876	97,876	0

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45-006-127-037-10	2022 Est. T.C.V.	HILGARD JAMES H & JENNIFER
Property Class: 402		S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP B 1100/FF	100.00	377.00	1.0000	0.9858	1100	100	
100 Actual Front Feet,	0.86	Total Acres			Total Est. Land Value =		
							Value
							108,437
							108,437

2022 Est. T.C.V. 006-127-037-10 = 108,437

Est. TCV/Total Floor Area = 80.32, Most recent sale 05/28/1994 for 49,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
54,200	54,200	54,200	34,987	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,154	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	36,141	36,141	0

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45-006-127-039-05	2022 Est. T.C.V.	ISRAEL MICHENER FAMILY TRUST
Property Class: 401		6263 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * TRAINGULAR SHAPE								
<Site Value B> GROUP B \$110K					110000	100		110,000
193 Actual Front Feet, 1.67 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	900	0	0
Wood Frame	35.77	80	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,431

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1755 SF Floor Area = 1755 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,755		
Total:				279,848	254,661

Other Additions/Adjustments

Recreation Room	1393	32,931	29,967
Basement, Outside Entrance, Above Grade	2	4,132	3,760

Plumbing

Average Fixture(s)	1	1,880	1,711
3 Fixture Bath	3	17,733	16,137

Water/Sewer

2000 Gal Septic	1	9,576	8,714
Water Well, 50 Feet	1	2,527	2,300

Porches

WSEP (1 Story)	276	14,537	13,229
WCP (1 Story)	121	6,167	5,612

Garages

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

Base Cost	754	39,728	36,152
Common Wall: 2 Wall	1	-5,388	-4,903
Door Opener	1	591	538

Built-Ins

Appliance Allow.	1	3,439	3,129
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Fireplaces

Prefab 1 Story	1	3,172	2,887
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Local Cost Items

SOLAR POWER <150KW	1	1	1	
GENERATOR	1	3,000	2,850	*95% Good

Totals: 413,874 376,745

Notes:

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Valuation Report

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Parcel Number: 45-006-127-039-05

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 621,629

2022 Est. T.C.V. 006-127-039-05 = 738,060

Est. TCV/Total Floor Area = 420.55, Most recent sale 04/02/2018 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
362,100	362,100	362,100	343,847	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	11,346	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
369,000	369,000	369,000	355,193	355,193	0	

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Valuation Report

DB: 2022Ga

45-006-127-039-10	2022 Est. T.C.V.	SUCIU SPIRIDON N & JEAN E
Property Class: 408		5965 W NORTHWOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	343.64	0.8752	0.9686	10000	100		847,791
GRADE B 10K	55.92	343.64	0.8752	0.9686	10000	50	SURPLUS: ZONING 100 ft	237,030
156 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								1,084,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = 2412 SF Floor Area = 2412 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,412		
Total:				326,720	196,032

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	1	5,911	3,547

Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 100 Feet	1	5,403	3,242

Porches

CPP	168	3,424	2,054
CPP	220	4,224	2,534

Garages

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

Base Cost	576	25,488	15,293
Door Opener	1	591	355

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,182	709
Base Cost	1296	35,705	21,423

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Interior 1 Story	2	11,968	7,181
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Totals: 430,812 258,487

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 491,125

2022 Est. T.C.V. 006-127-039-10 = 1,577,445

Est. TCV/Total Floor Area = 654.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
768,600	768,600	768,600	323,727	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

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0	20,100	0	0	10,682	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
788,700	788,700	788,700	334,409	334,409	0

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Valuation Report

DB: 2022Ga

45-006-127-040-00	2022 Est. T.C.V.	AYLSWORTH KATHY A TRUST
Property Class: 201		6391 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	747.92	0.8440	1.0885	10000	105	RD END - WATERS EDGE	964,619
GRADE"C" 8000	76.00	360.00	0.8931	0.9546	8000	50	SURPLUS: ZONING 100 ft	259,171
BACK LOT\$725/FF	160.00	270.00	1.0000	1.0000	725	50	INT SECTION	58,000
176 Actual Front Feet, 3.34 Total Acres Total Est. Land Value = 1,281,790								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
ASPHALT	1.80	1000	90 100	1,620
Total Estimated Land Improvements True Cash Value =				1,620

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 956 SF Floor Area = 1195 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	956		
			Total:	107,412	59,076

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
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Water/Sewer

2000 Gal Septic	1	7,415	4,078
Water Well, 100 Feet	1	4,764	2,620

Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Exterior 1 Story	1	4,299	2,364
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Totals: 126,195 69,406

Notes: HAPPY LANDING

ECF (2201 COMMERCIAL) 1.650 => TCV: 114,520

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Motels cost schedules.

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

Class: C Quality: Average

Total Floor Area: 6282 # of Units: 7

Overall Building Height: 20

Base Rate for Upper Floors = 92.12

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 14.12 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 14.12 100%

Combined Heating System adjustment: 28.24 100%

Adjusted Square Foot Cost for Upper Floors = 120.36

Total Floor Area: 6,282 Base Cost New of Upper Floors = 756,102

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Reproduction/Replacement Cost = 756,102
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 536,832

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 751,565
Replacement Cost/Floor Area= 120.36 Est. TCV/Floor Area= 119.64

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950
Description of Occupancy: BACK WAREHOUSE BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 529
Overall Building Height: 12

Base Rate for Upper Floors = 14.67

(10) Heating system: Forced Air Furnace Cost/SqFt: 5.24 12%
Adjusted Square Foot Cost for Upper Floors = 15.30

Total Floor Area: 12,560 Base Cost New of Upper Floors = 192,152
Reproduction/Replacement Cost = 192,152
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 126,820

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 177,548
Replacement Cost/Floor Area= 15.30 Est. TCV/Floor Area= 14.14

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2004
Description of Occupancy: FRONT BUILDING-MORTON BLDG

Costs are taken from the Automobile Showrooms cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 216
Overall Building Height: 10

Base Rate for Upper Floors = 70.96

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.40 100%
Adjusted Square Foot Cost for Upper Floors = 79.36

Total Floor Area: 2,880 Base Cost New of Upper Floors = 228,557
Reproduction/Replacement Cost = 228,557
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 178,274

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 249,584
Replacement Cost/Floor Area= 79.36 Est. TCV/Floor Area= 86.66

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2016
Description of Occupancy: 2016 AT RD 60'X54'X16'H

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 228
Overall Building Height: 16

Base Rate for Upper Floors = 22.93

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.92 100%

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Adjusted Square Foot Cost for Upper Floors = 25.85

Total Floor Area: 3,240 Base Cost New of Upper Floors = 83,754

Reproduction/Replacement Cost = 83,754

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 68,678

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

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

Cost # or Height Storys

Item Description Col. Rate SqFt Adj. Adj. Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 96,150

Replacement Cost/Floor Area= 25.85 Est. TCV/Floor Area= 29.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,274,847

2022 Est. T.C.V. 006-127-040-00 = 2,672,777

Est. TCV/Total Floor Area = 102.18

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

1,315,200 1,315,200 1,315,200 732,428 3.30

2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 21,200 0 0 24,170 0

2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

1,336,400 1,336,400 1,336,400 756,598 756,598 0

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Valuation Report

DB: 2022Ga

45-006-127-041-00	2022 Est. T.C.V.	GENDRON ERIN & WAKELING STEPHEN
Property Class: 401		6307 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	100.00	377.30	1.0000	0.9859	1100	100	LOCATION	108,446
100 Actual Front Feet,	0.87	Total Acres			Total Est.		Land Value =	108,446

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

(11) Heating System: Electric Baseboard
Ground Area = 1057 SF Floor Area = 1057 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,057		
			Total:	120,810	72,486

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 766

Water/Sewer		
1000 Gal Septic	1	4,209 2,525
Water Well, 100 Feet	1	5,025 3,015

Porches		
WPP	50	1,782 1,069

Deck		
Treated Wood	160	3,094 1,856

Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	520	17,961 10,777

Built-Ins		
Appliance Allow.	1	2,394 1,436

Fireplaces		
Exterior 1 Story	1	5,635 3,381
Direct-Vented Gas	1	2,614 1,568

Totals: 164,801 98,879

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 163,151

2022 Est. T.C.V. 006-127-041-00 = 271,597

Est. TCV/Total Floor Area = 256.95, Most recent sale 07/21/2020 for 360,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,800	126,800	126,800	126,800	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	4,184	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,800	135,800	135,800	130,984	130,984	0

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Valuation Report

DB: 2022Ga

45-006-127-042-00	2022 Est. T.C.V.	THE UP NORTH BURROW LLC
Property Class: 401		6289 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	100.00	377.14	1.0000	0.9858	1100	100		108,441
100 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			108,441

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	14	0	0
D/W/P: 3.5 Concrete	5.70	15	0	0
Wood Frame	24.66	108	50	1,331
Wood Frame/Conc.	39.65	24	50	476
Total Estimated Land Improvements True Cash Value =				1,807

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1961

(11) Heating System: Forced Heat & Cool
Ground Area = 1117 SF Floor Area = 1117 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,117		
			Total:	124,599	87,215

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
Separate Shower	1	1,176	823

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	316	4,607	3,225
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Deck

Treated Wood	349	5,162	3,613
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Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Direct-Vented Gas	1	2,614	1,830
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Totals: 151,063 105,739

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 174,469

2022 Est. T.C.V. 006-127-042-00 = 284,717

Est. TCV/Total Floor Area = 254.89, Most recent sale 04/19/2019 for 350,842

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
119,900	119,900	119,900	119,900	3.30	
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
14,400	8,100	0	14,400	3,956	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,400	142,400	142,400	138,256	138,256	0

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DB: 2022Ga

45-006-127-043-00	2022 Est. T.C.V.	GREENE KATHLYNE J TRUST &
Property Class: 401		6327 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP B 1100/FF	100.00	377.14	0.9857	0.9858	1100	100		106,890	
GROUP B 1100/FF	15.50	377.14	0.9857	0.9858	1100	50	SURPLUS: ZONING 100 ft	8,284	
116 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =		115,174				

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace
Ground Area = 832 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	575		
1 Story	Siding	Crawl Space	257		
			Total:	102,218	56,219

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,064	585

Water/Sewer			
1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches			
WSEP (1 Story)	176	7,142	3,928
WGEP (1 Story)	87	6,973	3,835
WCP (1 Story)	23	1,406	773

Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	685	16,385	14,746 *90% Good

Built-Ins			
Appliance Allow.	1	1,673	920

Fireplaces			
Interior 1 Story	1	4,067	2,237

Totals: 149,745 88,092

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 145,352

2022 Est. T.C.V. 006-127-043-00	=	260,526
Est. TCV/Total Floor Area = 232.61, Most recent sale 08/06/1987 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
122,300 122,300 122,300 65,942 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 8,000 0 0 2,176 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
130,300 130,300 130,300 68,118 68,118 0		

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Valuation Report

DB: 2022Ga

45-006-127-044-00	2022 Est. T.C.V.	HUMPHREY CARLIE
Property Class: 401		6143 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B	\$110K				110000	100		110,000
107 Actual Front Feet,	0.47	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 576 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
			Total:	158,654	157,068

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
2 Fixture Bath	1	3,960	3,920

Water/Sewer

1000 Gal Septic	1	4,877	4,828
Water Well, 100 Feet	1	5,403	5,349

Porches

WCP (1 Story)	48	3,282	3,249
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Deck

Treated Wood	547	7,346	7,273
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Built-Ins

Appliance Allow.	1	3,439	3,405
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Totals: 188,841 186,953

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 308,472

2022 Est. T.C.V. 006-127-044-00 = 418,472

Est. TCV/Total Floor Area = 363.26, Most recent sale 10/20/2020 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	55,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
154,200	0	0	154,200	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,200	209,200	209,200	211,015	209,200	209,200	

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Valuation Report

DB: 2022Ga

45-006-127-044-10	2022 Est. T.C.V.	GLEN ARBOR CABIN LLC
Property Class: 401		6455 W STATE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * ADJ FIRE STATION								
GROUP A 1100/FF	100.00	140.00	1.0000	1.0000	1100	100		110,000
GROUP C 850/FF	19.00	140.00	0.9409	1.0000	850	50	SURPLUS: ZONING 100 ft	7,598
119 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								117,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,454

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
Total:				125,634	106,783

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	3,417
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Water/Sewer

2000 Gal Septic	1	8,364	7,109
Water Well, 200 Feet	1	9,295	7,901

Porches

WSEP (1 Story)	160	7,437	6,321
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Built-Ins

Appliance Allow.	1	2,394	2,035
Microwave	1	366	311

Fireplaces

Prefab 2 Story	1	2,742	2,331
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Deck

Treated Wood	15	593	504
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Totals: 160,845 136,712

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 225,575

2022 Est. T.C.V. 006-127-044-10 = 349,627

Est. TCV/Total Floor Area = 269.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,300	168,300	168,300	144,223	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	4,759	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,800	174,800	174,800	148,982	148,982	0	

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Valuation Report

DB: 2022Ga

45-006-127-044-20	2022 Est. T.C.V.	CHURCH MARY S TRUST
Property Class: 401		6497 W STATE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
124 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.70	96	50	1,569
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,069

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 2172 SF Floor Area = 2422 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,172		
1 Story	Siding	Overhang	250		
		Total:		339,432	271,546

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	4	23,644	18,915

Porches

WCP (1 Story)	72	4,385	3,508
WSEP (1 Story)	200	11,378	9,102

Deck

Treated Wood	450	6,458	6,329	*98% Good
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Garages

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

Base Cost	630	34,978	27,982
Common Wall: 1.5 Wall	1	-4,045	-3,236
Door Opener	2	1,182	946

Water/Sewer

Water Well, 100 Feet	1	5,403	4,322
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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 437,118 351,456

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 579,902

2022 Est. T.C.V. 006-127-044-20 = 678,971

Parcel Number: 45-006-127-044-20

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Est. TCV/Total Floor Area = 280.33, Most recent sale 08/27/2019 for 589,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
307,800	307,800	307,800	305,416	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,700	0	0	10,078	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
339,500	339,500	339,500	315,494	315,494	315,494	

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Valuation Report

DB: 2022Ga

45-006-127-044-30	2022 Est. T.C.V.	GLEN LAKE PROPERTIES LLC
Property Class: 402		S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

		* Factors *		CNR/TRIANGULAR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP A 1100/FF	426.00	145.15	1.0000	1.0000	1100	100	
426 Actual Front Feet,	1.42	Total Acres			Total Est. Land Value =		

2022 Est. T.C.V. 006-127-044-30 = 468,600

Est. TCV/Total Floor Area = 193.48, Most recent sale 07/11/2005 for 585,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
234,300	234,300	234,300	217,066	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	7,163	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
234,300	234,300	234,300	224,229	224,229	0

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Valuation Report

DB: 2022Ga

45-006-127-045-10	2022 Est. T.C.V.	SELOKE DENNIS J & POLLY S
Property Class: 402		S SUNSET DR
Map #: 55,54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A	\$90K				90000	100	90,000
230 Actual Front Feet,	1.08	Total Acres			Total Est. Land Value	=	90,000

2022 Est. T.C.V. 006-127-045-10	=	90,000
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Est. TCV/Total Floor Area = 37.16

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,000	45,000	45,000	5,936	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	195	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	6,131	6,131	0	

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Valuation Report

DB: 2022Ga

45-006-127-046-00	2022 Est. T.C.V.	SELKOE DENNIS J TRUST
Property Class: 408		6599 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	220.00	0.9941	0.9060	10000	100		900,586
GRADE B 10K	2.00	220.00	0.9941	0.9060	10000	50	SURPLUS: ZONING 100 ft	9,006
102 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								909,591

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard
Ground Area = 960 SF Floor Area = 1644 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
1 Story	Siding	Overhang	684		
Total:				219,795	142,865

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	6,218	4,042
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Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Garages

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

Base Cost	684	37,134	24,137
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 1 Story	1	7,378	4,796
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Porches

WPP	816	14,451	9,393
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Totals: 304,971 198,229

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 376,636

2022 Est. T.C.V. 006-127-046-00 = 1,291,227

Est. TCV/Total Floor Area = 785.42

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
638,200	638,200	638,200	259,628	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-127-046-00

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0	7,400	0	0	8,567	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
645,600	645,600	645,600	268,195	268,195	0

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Valuation Report

DB: 2022Ga

45-006-127-047-00	2022 Est. T.C.V.	KNIGHT LESTER B III & REBECCA
Property Class: 408		6591 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	222.19	0.8872	0.9073	10000	100		804,995
GRADE B 10K	49.00	222.19	0.8872	0.9073	10000	50	SURPLUS: ZONING 100 ft	197,224
149 Actual Front Feet, 0.76 Total Acres								
Total Est. Land Value =								1,002,218

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	700	50	14,402
D/W/P: 3.5 Concrete	6.56	468	0	0
Wood Frame/Conc.	32.28	339	50	5,471

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				26,873

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 2732 SF Floor Area = 3415 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,732		
			Total:	425,024	318,766

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866
Separate Shower	1	2,394	1,795

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CPP	78	1,800	1,350
CPP	339	5,878	4,408
Foundation: Basement	339	8,641	6,481

Deck

Treated Wood	189	3,672	2,754
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Garages

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

Base Cost	467	26,245	19,684
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
Security System	1	6,838	5,128

Fireplaces

Exterior 1 Story	1	7,378	5,533
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Totals: 515,882 386,907

Notes:

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Parcel Number: 45-006-127-047-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 735,123

2022 Est. T.C.V. 006-127-047-00 = 1,764,214

Est. TCV/Total Floor Area = 516.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
851,200	851,200	851,200	738,285	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,900	0	0	24,363	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
882,100	882,100	882,100	762,648	762,648	0	

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Valuation Report

DB: 2022Ga

45-006-127-048-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 56	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			255.000	Acres	4,000	100		1,020,000
		255.00	Total Acres				Total Est. Land Value =	1,020,000

2022 Est. T.C.V. 006-127-048-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-127-049-01	2022 Est. T.C.V.	FABER PETE
Property Class: 401		6084 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> GROUP A	\$90K				90000	100		90,000
100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1	Single Family	1 STORY	Cls CD	Blt 1952
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(11) Heating System: Forced Air w/ Ducts
Ground Area = 1498 SF Floor Area = 1498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,498		
Total:				163,894	90,140

Other Additions/Adjustments

Recreation Room	766	12,279	6,753
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Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

CCP (1 Story)	256	5,105	2,808
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Deck

Treated Wood	28	1,088	598
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Built-Ins

Appliance Allow.	1	1,673	920
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Totals:	197,260	108,490
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV:	179,009
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2022 Est. T.C.V. 006-127-049-01	=	271,509
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Est. TCV/Total Floor Area = 181.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	105,425	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
135,800	0	0	108,904	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,800	135,800	135,800	108,904	108,904	0	

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Valuation Report

DB: 2022Ga

45-006-127-049-02	2022 Est. T.C.V.	FABER PETE
Property Class: 402		6092 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A \$90K					90000 100	90,000
100 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-049-02	=	90,000
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Est. TCV/Total Floor Area = 60.08

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	25,425	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
45,000	0	0	0	26,264	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	26,264	26,264	0

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DB: 2022Ga

45-006-127-049-03	2022 Est. T.C.V.	FABER PETE
Property Class: 402		6104 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
100 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-049-03 = 90,000

Est. TCV/Total Floor Area = 60.08

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	25,425	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
45,000	0	0	26,264	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	26,264	26,264	0	

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45-006-127-049-04	2022 Est. T.C.V.	FABER PETE
Property Class: 402		6116 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100	90,000
100 Actual Front Feet, 0.50 Total Acres						Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-127-049-04	=	90,000
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Est. TCV/Total Floor Area = 60.08

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	25,425	3.30	
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
45,000	0	0	0	26,264	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	26,264	26,264	0

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45-006-127-051-01	2022 Est. T.C.V.	DOTTERWEICH ANDREW C II TRUST &
Property Class: 401		6200 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
<Site Value A> GROUP A \$90K					90000	100		90,000
214 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	2250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1836 SF Floor Area = 1836 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,836		
			Total:	199,860	139,902

Other Additions/Adjustments

Exterior					
Stone Veneer		60	1,775	1,242	

Plumbing

Average Fixture(s)	1	1,064	745	
3 Fixture Bath	1	3,340	2,338	
Extra Sink	1	674	472	
Separate Shower	1	1,029	720	

Water/Sewer

1000 Gal Septic	1	3,937	2,756	
Water Well, 100 Feet	1	4,880	3,416	

Porches

WCP (1 Story)	245	6,992	4,894	
WCP (1 Story)	60	2,747	1,923	

Deck

Treated Wood	234	3,887	2,721	
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Garages

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

Base Cost	960	27,946	19,562	
Door Opener	3	1,259	881	

Built-Ins

Appliance Allow.	1	1,673	1,171	
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Totals: 261,063 182,743

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.500 => TCV: 274,115

2022 Est. T.C.V. 006-127-051-01 = 459,115

Est. TCV/Total Floor Area = 250.06, Most recent sale 03/28/2001 for 199,500

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	201,500		201,500	201,500	140,981	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		28,100	0	0	4,652	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,600		229,600	229,600	145,633	145,633	145,633

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Valuation Report

DB: 2022Ga

45-006-127-051-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B		\$110K			110000	100		110,000
VILLAGE AR ROW			2 SqFt	0.00000	100			0
245 Actual Front Feet, 1.63 Total Acres Total Est. Land Value =								110,000

2022 Est. T.C.V. 006-127-051-10 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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45-006-127-051-20	2022 Est. T.C.V.	BOOTH MARY M
Property Class: 401		6216 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> GROUP A \$90K					90000	100		90,000
130 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Wood Bsmnt.	1,120		
			Total:	149,608	106,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	907
3 Fixture Bath	1	4,020	2,854

Water/Sewer

1000 Gal Septic	1	4,209	2,988
Water Well, 100 Feet	1	5,025	3,568

Deck

Treated Wood	84	2,017	1,432
Treated Wood	77	1,913	1,358
Treated Wood	256	4,211	2,990

Garages

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

Base Cost	624	22,682	16,104
Common Wall: 1 Wall	1	-2,324	-1,650
Door Opener	1	473	336

Built-Ins

Appliance Allow.	1	2,394	1,700
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Fireplaces

Interior 1 Story	1	4,619	3,279
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Porches

WPP	15	688	488
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Totals: 200,812 142,583

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 235,262

2022 Est. T.C.V. 006-127-051-20 = 326,762

Est. TCV/Total Floor Area = 291.75, Most recent sale 12/16/2016 for 260,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
150,500	150,500	150,500	126,934	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,900	0	0	4,188	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,400	163,400	163,400	131,122	131,122	0

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Valuation Report

DB: 2022Ga

45-006-127-052-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 53,54,56	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			250.000 Acres		4,000 100	1,000,000
		250.00	Total Acres		Total Est. Land Value =	1,000,000

2022 Est. T.C.V. 006-127-052-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-127-053-00	2022 Est. T.C.V.	LICHLITER ANNE S & BRUCE E
Property Class: 408		6463 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	262.81	0.9919	0.9304	10000	100		922,863
GRADE B 10K	2.76	262.81	0.9919	0.9304	10000	50	SURPLUS: ZONING 100 ft	12,749
103 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								935,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.77	80	50	1,431

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,931

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1742 SF Floor Area = 2392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,742		
1 Story	Siding	Overhang	650		
Total:				302,545	242,037

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	2	7,921	6,337

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	165	7,874	6,299
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Deck

Pine w/Roof (Deck Portion)	112	2,052	1,642
Pine w/Roof (Roof portion)	112	2,330	1,864
Treated Wood	136	2,948	2,358

Garages

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

Base Cost	644	35,549	28,439
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals: 382,664 306,132

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 581,651

2022 Est. T.C.V. 006-127-053-00

= 1,521,194

Parcel Number: 45-006-127-053-00

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Est. TCV/Total Floor Area = 635.95

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
753,400	753,400	753,400	307,375	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	10,143	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
760,600	760,600	760,600	317,518	317,518	317,518	

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Valuation Report

DB: 2022Ga

45-006-127-053-10	2022 Est. T.C.V.	LICHLITER ANNE S & BRUCE E
Property Class: 409		S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	249.69	0.9767	0.9233	10000	100		901,835
GRADE B 10K	8.16	249.69	0.9767	0.9233	10000	50	SURPLUS: ZONING 100 ft	36,813
108 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	938,648

2022 Est. T.C.V. 006-127-053-10 = 938,648

Est. TCV/Total Floor Area = 392.41

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
469,300	469,300	469,300	179,370	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	5,919	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
469,300	469,300	469,300	185,289	185,289	185,289

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Valuation Report

DB: 2022Ga

45-006-127-053-20	2022 Est. T.C.V.	LICHLITER ANNE S & BRUCE E
Property Class: 402		S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

		* Factors *		LOW / WET				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 400/FF	200.00	302.74	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =			80,000

2022 Est. T.C.V. 006-127-053-20	=	80,000
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Est. TCV/Total Floor Area = 33.44

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,000	40,000	40,000	33,065	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,091	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	34,156	34,156	34,156

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Valuation Report

DB: 2022Ga

45-006-127-054-00	2022 Est. T.C.V.	CORN DANIEL E &
Property Class: 408		6469 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GRADE B 10K	100.00	304.92	1.0000	0.9514	10000	100	
100 Actual Front Feet, 0.70 Total Acres					Total Est.	Land Value =	
							951,414

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Hot Water
Ground Area = 1788 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	80		
1 Story	Siding	Crawl Space	532		
1 Story	Siding	Slab	1,176		
Total:				172,344	94,789

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Deck

Treated Wood	30	1,140	627
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Garages

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

Base Cost	768	21,074	11,591
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Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Wood Stove	1	1,859	1,022
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Totals: 211,311 116,220

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 220,818

2022 Est. T.C.V. 006-127-054-00 = 1,173,732

Est. TCV/Total Floor Area = 656.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
577,800	577,800	577,800	492,492	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	0	16,252	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
586,900	586,900	586,900	508,744	508,744	0	

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Valuation Report

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45-006-127-055-00	2022 Est. T.C.V.	CORNILLIE FAMILY LLC
Property Class: 408		6477 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.56	1.0000	0.9494	10000	100		949,363
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								949,363

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.65	240	50	2,238
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,738

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1896 SF Floor Area = 1896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,896		
			Total:	176,880	97,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
2 Fixture Bath	1	2,246	1,235

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 576 17,124 9,418

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 1 Story	1	4,067	2,237
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Totals: 211,871 116,528

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 221,403

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Wall/Floor Furnace
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	52,374	26,186

Other Additions/Adjustments

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Plumbing			
Average Fixture(s)	1	1,064	532
Built-Ins			
Appliance Allow.	1	1,673	836
Fireplaces			
Prefab 1 Story	1	1,894	947
Totals:		57,005	28,501

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 54,152

2022 Est. T.C.V. 006-127-055-00 = 1,229,656

Est. TCV/Total Floor Area = 517.53

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
603,400	603,400	603,400	252,803	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	8,342	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
614,800	614,800	614,800	261,145	261,145	0	

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45-006-127-056-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 53	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP C 850/FF	150.00	160.98	0.8677	1.0000	850	100	
VILLAGE AR ROW			1 SqFt	0.00000	100		
150 Actual Front Feet, 0.55 Total Acres							
Total Est. Land Value =							110,631

2022 Est. T.C.V. 006-127-056-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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Valuation Report

DB: 2022Ga

45-006-127-057-00	2022 Est. T.C.V.	SUDSLAND LLC
Property Class: 401		6016 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	100.00	377.00	0.9819	0.9858	1100	100		106,478
GROUP B 1100/FF	20.00	377.00	0.9819	0.9858	1100	50	SURPLUS: ZONING 100 ft	10,648
120 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								117,126

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 750 SF Floor Area = 750 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	750		
Total:				65,010	35,753

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 100 Feet	1	4,764	2,620

Porches

WCP (1 Story)	64	2,591	1,425
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Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Wood Stove	1	1,540	847
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Totals: 79,012 43,454

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 71,699

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

Description of Occupancy: DRIAN FIELD

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI3/PLUAW/SEWD/GRAOSBA	1.15	6000	1.00	100	6,900
/CI3/PLUAW/SEWD/GRIPSA	10658.10	1	1.00	100	10,658

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/CI3/PLUAW/SEWD/LEALPPA	9.24	300	1.00	100	2,772
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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.650 => TCV of Bldg: 1 = 33,545

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,545

2022 Est. T.C.V. 006-127-057-00 = 223,870

Est. TCV/Total Floor Area = 298.49, Most recent sale 12/21/2016 for 162,165

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,000	104,000	104,000	96,670	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	0	3,190	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,900	111,900	111,900	99,860	99,860	0

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45-006-128-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		M 109
Map #: 56	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			300.000 Acres		4,000 100	1,200,000
		300.00	Total Acres		Total Est. Land Value =	1,200,000

2022 Est. T.C.V. 006-128-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-128-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		M 109
Map #: 61	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT PARK			1.54 Acres		5000	100		7,700
			1.54 Total Acres				Total Est. Land Value =	7,700

2022 Est. T.C.V. 006-128-002-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-129-003-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 401		W STOCKING DR
Map #: 57	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4127			154.560 Acres		42,000	100		6,491,520
		154.56 Total Acres			Total Est.		Land Value =	6,491,520

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	175,898	114,333

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 200 Feet	1	9,295	6,042

Totals: 198,854 129,255

Notes:

ECF (090 EXEMPT) 1.000 => TCV: 129,255

2022 Est. T.C.V. 006-129-003-00	=	0				
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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DB: 2022Ga

45-006-129-005-00	2022 Est. T.C.V.	STOCKING HOUSE TRUST
Property Class: 401		8039 W STOCKING RD
Map #: 57	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
STOCKING 2400	185.00	1252.64	0.8574	1.3103	2400	100	498,827
185 Actual Front Feet, 5.32 Total Acres					Total Est. Land Value =		498,827

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	100	50	804
D/W/P: Flagstone/Sand	22.61	280	0	0
D/W/P: 4in Concrete	7.05	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,804

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2002 SF Floor Area = 2002 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	2,002		
Total:				283,312	184,152

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CCP (1 Story)	139	4,237	2,754
CCP (1 Story)	102	3,170	2,060

Garages

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

Base Cost	509	23,358	15,183
Common Wall: 1.5 Wall	1	-3,437	-2,234

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	2	11,968	7,779
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Totals: 344,118 223,675

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 369,064

Ag. Bld 1 1970, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	23.18	480	11,126
Default Walls	8.26	480	3,965

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Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 6,791
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV of Bldg: 1 = 11,205

Total Estimated True Cash Value of Agricultural Buildings = 11,205

2022 Est. T.C.V. 006-129-005-00 = 884,900

Est. TCV/Total Floor Area = 442.01, Most recent sale 05/07/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
392,900	392,900	392,900	392,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,600	0	0	305,415	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
442,500	442,500	442,500	405,865	405,865	0	

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45-006-129-008-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S STOCKING DR
Map #: 60	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			158.020 Acres		4,000 100	632,080
		158.02	Total Acres		Total Est. Land Value =	632,080

2022 Est. T.C.V. 006-129-008-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-129-011-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #: 58	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			143.408 Acres		4,000	100		573,632
		143.41	Total Acres				Total Est. Land Value =	573,632

2022 Est. T.C.V. 006-129-011-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-129-011-10	2022 Est. T.C.V.	LEWIS DONALD J
Property Class: 401		6141 S DUNE HWY
Map #: 58	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STOCKING 2400	200.00	698.99	0.8258	1.1325	2400	100		448,902
STOCKING 2400	15.00	698.99	0.8258	1.1325	2400	50	SURPLUS: ZONING 100 ft	16,834
215 Actual Front Feet, 3.45 Total Acres Total Est. Land Value =								465,736

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	880	0	0
D/W/P: 3.5 Concrete	5.70	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1158 SF Floor Area = 2026 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,158		
Total:				210,009	126,005

Other Additions/Adjustments

Plumbing

3 Fixture Bath	2	8,039	4,823
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Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	384	10,867	6,520
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Garages

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

Base Cost	423	17,440	17,440	*100% Good
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Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	114	5,596	3,358
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Totals:	261,185	163,686
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 270,082

60% Completed => Est. True Cash Value 2022 = 162,049

Ag. Bld 1 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good
Height: 22 ft

Description	Rate	Size	Cost New
Base Cost	28.28	4160	117,645
Default Walls	18.08	4160	75,213
Wall Furnace	3.12	4160	12,979

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 113,210

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV of Bldg: 1 = 186,797

Ag. Bld 2 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good

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Height: 22 ft

Description	Rate	Size	Cost New
Base Cost	40.70	320	13,024
Default Walls	26.02	320	8,326

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 11,743
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV of Bldg: 2 = 19,375

Ag. Bld 3 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good
Height: 22 ft

Description	Rate	Size	Cost New
Base Cost	46.95	168	7,888
Default Walls	30.01	168	5,042

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 7,112
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV of Bldg: 3 = 11,734

Total Estimated True Cash Value of Agricultural Buildings = 217,906

2022 Est. T.C.V. 006-129-011-10 = 848,191

Est. TCV/Total Floor Area = 418.65

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
398,100	398,100	398,100	157,086	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,000	0	0	5,183	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
424,100	424,100	424,100	162,269	162,269	0	

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45-006-129-014-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W DAY FARM RD
Map #: 59	GLEN ARBOR TOWNSHIP	IN R-O-W,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			115.100	Acres	4,000	100		460,400
		115.10	Total Acres				Total Est. Land Value =	460,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	30	97	166
Wood Frame	24.95	100	97	2,420
Total Estimated Land Improvements True Cash Value =				2,586

2022 Est. T.C.V. 006-129-014-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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DB: 2022Ga

45-006-129-017-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 58	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
EXEMPT - PARK			12.580 Acres		7,500 100	94,350
		12.58	Total Acres		Total Est. Land Value =	94,350

2022 Est. T.C.V. 006-129-017-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-129-019-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 58 & 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
090 EXEMPT PARK			3.43 Acres		5000 100	
			3.43 Total Acres		Total Est. Land Value =	
						Value
						17,150
						17,150

2022 Est. T.C.V. 006-129-019-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/15/2003 for 10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-129-024-00	2022 Est. T.C.V.	BRICKER COTTAGE LLC
Property Class: 409		6847 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	275.00	0.8845	0.9552	5400	100		456,223
GROUP B 5400	42.00	275.00	0.8845	0.9552	5400	50	SURPLUS: ZONING 100 ft	95,807
142 Actual Front Feet, 0.90 Total Acres								
Total Est. Land Value =								552,030

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.50	140	50	1,645

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,145

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1918

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,160		
1 Story	Siding	Crawl Space	112		
Total:				141,711	85,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Garages

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

Base Cost	918	27,090	16,254
Storage Over Garage	420	4,994	2,996
Common Wall: 1/2 Wall	1	-957	-574
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 196,344 117,786

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 223,793

2022 Est. T.C.V. 006-129-024-00 = 779,968

Est. TCV/Total Floor Area = 613.18

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
343,000	343,000	343,000	300,185	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,000	0	0	9,906	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
390,000	390,000	390,000	310,091	310,091	0

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45-006-129-024-10	2022 Est. T.C.V.	RIDAY DENNIS RY & MARY LOU
Property Class: 408		6827 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	80.00	275.00	1.0812	0.9552	5400	100		446,156
80 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	446,156

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.75	68	50	1,011
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,511

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1940

(11) Heating System: Forced Heat & Cool
Ground Area = 636 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	636		
Total:				134,580	87,478

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	42	1,653	1,074
WCP (1 Story)	42	2,423	1,575

Garages

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

Base Cost	304	12,570	8,170
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Wood Stove	1	2,208	1,435
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Totals: 170,832 111,040

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 210,976

2022 Est. T.C.V. 006-129-024-10 = 659,643

Est. TCV/Total Floor Area = 518.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
279,900	279,900	279,900	139,949	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	49,900	0	0	4,618	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
329,800	329,800	329,800	144,567	144,567	0

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45-006-129-028-00	2022 Est. T.C.V.	YANOVER JENNIFER &
Property Class: 408		8271 W DAY FOREST RD
Map #: 66,60	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 6400	100.00	250.00	1.0000	0.9461	6400	100	605,515
100 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =		605,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	120	0	0
D/W/P: 3.5 Concrete	5.70	100	0	0
D/W/P: 4in Concrete	6.03	256	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	132,083	85,857

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	397	5,614	3,649
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Garages

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

Base Cost	624	20,399	13,259
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 178,310 115,903

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 220,216

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C -5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	624		
			Total:	71,564	46,518

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	830

Porches					
WPP			40	1,611	1,047
WPP			12	550	357

Built-Ins					
Appliance Allow.			1	2,394	1,556

Totals:				77,396	50,308
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 95,585

2022 Est. T.C.V. 006-129-028-00 = 923,816

Est. TCV/Total Floor Area = 497.75, Most recent sale 10/23/2002 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
401,600	401,600	401,600	377,942	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	60,300	0	12,472	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
461,900	461,900	461,900	390,414	390,414	0	

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45-006-129-034-00	2022 Est. T.C.V.	HECK LINDA & CHRIS &
Property Class: 408		6703 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
HOLDING TANK								
GROUP C 4000	100.00	275.00	0.8697	0.9550	4000	100		332,223
GROUP C 4000	49.00	275.00	0.8697	0.9550	4000	50	SURPLUS: ZONING 100 ft	81,395
149 Actual Front Feet, 0.94 Total Acres								
Total Est. Land Value =								413,617

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	280	0	0
D/W/P: 4in Concrete	5.25	400	0	0
D/W/P: Asphalt Paving	2.33	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2332 SF Floor Area = 2332 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,332		
			Total:	266,742	160,063

Other Additions/Adjustments

Exterior

Brick Veneer	263	3,911	2,347
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Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 200 Feet	1	9,295	5,577

Garages

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

Base Cost	576	21,462	12,877
Common Wall: 1.5 Wall	1	-3,485	-2,091
Door Opener	1	473	284
Brick Veneer	4	59	35

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

Base Cost	468	12,748	7,649
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Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	500	14,795	8,877
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Totals: 345,209 207,142

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 393,570

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2022	Est. T.C.V.	006-129-034-00	=	809,562		
Est. TCV/Total Floor Area = 347.15, Most recent sale 08/10/2010 for 0						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	386,300	386,300	386,300	349,578	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,500	0	0	11,536	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	404,800	404,800	404,800	361,114	361,114	0

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45-006-129-035-00	2022 Est. T.C.V.	DUDEK KIMBERLY A & FRANCIS C
Property Class: 408		6727 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	316.54	0.8677	0.9687	5400	100		453,895
GROUP B 5400	50.00	316.54	0.8677	0.9687	5400	50	SURPLUS: ZONING 100 ft	113,474
150 Actual Front Feet, 1.09 Total Acres								
Total Est. Land Value =								567,369

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	4200	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,726

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	780		
1 Story	Brick	Slab	572		
Total:				171,785	111,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Garages

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

Base Cost	440	15,972	10,382
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 207,854 135,101

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 256,692

2022 Est. T.C.V. 006-129-035-00 = 832,787

Est. TCV/Total Floor Area = 615.97, Most recent sale 08/30/2017 for 690,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
368,300	368,300	368,300	355,297	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	48,100	0	0	11,724	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
416,400	416,400	416,400	367,021	367,021	0

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45-006-129-036-00	2022 Est. T.C.V.	MALLON MEG M & DANIEL ELIZABETH A
Property Class: 408		6679 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	80.00	243.94	1.0812	0.9436	4000	100		326,473
80 Actual Front Feet, 0.45 Total Acres								326,473
Total Est. Land Value =								326,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	14.10	72	50	507
Dock: Light posts	37.14	320	0	0
D/W/P: 4in Ren. Conc.	7.08	404	0	0
D/W/P: 3.5 Concrete	5.70	56	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,733

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1481 SF Floor Area = 2592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,481		
			Total:	277,238	249,515

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	2	8,039	7,235
Ceramic Tile Floor	1	969	872
Ceramic Tile Wains	1	1,946	1,751
Ceramic Tub Alcove	1	651	586

Water/Sewer

1000 Gal Septic	1	4,209	3,788
Water Well, 100 Feet	1	5,025	4,522

Porches

WSEP (1 Story)	313	12,298	11,068
WCP (1 Story)	60	3,046	2,741

Deck

Treated Wood	254	4,191	3,772
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Balcony

Wood Balcony	208	7,332	6,599
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Garages

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

Base Cost	535	24,546	22,091
Common Wall: 1 Wall	1	-2,324	-2,092
Door Opener	1	473	426

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Interior 2 Story	1	5,751	5,176
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Raised Hearth	1	383	345
Totals:		357,444	321,699

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 611,228

2022 Est. T.C.V. 006-129-036-00 = 944,434

Est. TCV/Total Floor Area = 364.36, Most recent sale 10/25/2010 for 705,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
435,500	435,500	435,500	396,493	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,700	0	0	13,084	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
472,200	472,200	472,200	409,577	409,577	0

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Valuation Report

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45-006-129-037-00	2022 Est. T.C.V.	WIERENGA BETH W
Property Class: 408		6685 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	75.00	250.00	1.1059	0.9459	4000	100		313,831
75 Actual Front Feet, 0.43 Total Acres					Total Est. Land Value =			313,831

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	250	0	0
D/W/P: 4in Concrete	6.03	45	0	0
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,954

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1143 SF Floor Area = 1760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,143		
1 Story	Siding	Overhang	25		
1 Story	Siding	Overhang	20		
		Total:		196,492	167,032

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
Separate Shower	1	1,176	1,000

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WPP	545	7,892	6,708
WCP (1 Story)	200	6,946	5,904

Balcony

Wood Balcony	19	670	569
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Garages

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

Base Cost	593	26,341	22,390
Storage Over Garage	445	5,291	4,497
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Prefab 2 Story	1	2,742	2,331
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Totals: 264,948 225,219

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 427,916

Parcel Number: 45-006-129-037-00

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2022 Est. T.C.V. 006-129-037-00	=	744,701				
Est. TCV/Total Floor Area = 423.13, Most recent sale 11/19/2008 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
340,300	340,300	340,300	173,391	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	3,000	29,100	0	3,000	5,721	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
372,400	372,400	372,400	182,112	182,112	182,112	

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Valuation Report

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45-006-129-038-00	2022 Est. T.C.V.	LOMSKE STEVE
Property Class: 408		6663 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	100.00	268.85	0.9172	0.9528	4000	100		349,573
GROUP C 4000	28.00	268.85	0.9172	0.9528	4000	50	SURPLUS: ZONING 100 ft	48,940
128 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								398,514

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	245	50	4,549
Wood Frame	30.35	64	50	971

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				7,020

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1561 SF Floor Area = 2342 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,561		
Total:				223,772	179,018

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WSEP (1 Story)	101	5,217	4,174
WPP	896	12,284	9,827

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 2 Story	1	6,942	5,554
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Totals: 265,140 212,113

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 403,015

2022 Est. T.C.V. 006-129-038-00 = 808,549

Est. TCV/Total Floor Area = 345.24, Most recent sale 06/22/1989 for 39,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
393,900	393,900	393,900	123,941	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	4,090	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
404,300	404,300	404,300	128,031	128,031	0

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Valuation Report

DB: 2022Ga

45-006-129-039-00	2022 Est. T.C.V.	BECKER JAMES G & LYNN A
Property Class: 408		6511 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 130*236								
GROUP C 4000	100.00	275.10	0.9641	0.9550	4000	100		368,296
GROUP C 4000	11.00	275.10	0.9641	0.9550	4000	50	SURPLUS: ZONING 100 ft	20,256
111 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								388,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1603 SF Floor Area = 2421 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	528		
1.5 Story	Siding	Crawl Space	312		
1 Story	Siding	Crawl Space	220		
1.5 Story	Siding	Crawl Space	252		
1 Story	Siding	Crawl Space	291		
1 Story	Siding	Overhang	8		
Total:				294,053	249,945

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	156	7,549	6,417
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Deck

Treated Wood	240	4,289	3,646
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Balcony

Wood Balcony	72	3,099	2,634
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Garages

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

Base Cost	664	36,354	30,901
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Totals: 377,389 320,780

Notes:

Parcel Number: 45-006-129-039-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 609,482

2022 Est. T.C.V. 006-129-039-00 = 1,008,034

Est. TCV/Total Floor Area = 416.37, Most recent sale 03/09/1995 for 370,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
471,300	471,300	471,300	283,405	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,700	0	0	9,352	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
504,000	504,000	504,000	292,757	292,757	292,757	

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45-006-130-001-00	2022 Est. T.C.V.	GIFFIN ELEANOR K TRUST
Property Class: 408		6777 S DUNE HWY
Map #: 59	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	300.00	0.7650	0.9635	5400	100		398,019
GROUP B 5400	115.00	300.00	0.7650	0.9635	5400	50	SURPLUS: ZONING 100 ft	228,861
215 Actual Front Feet, 1.48 Total Acres Total Est. Land Value =								626,879

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	200	0	0
D/W/P: 3.5 Concrete	6.56	100	0	0
D/W/P: Asphalt Paving	3.12	3700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump

Ground Area = 1902 SF Floor Area = 3328 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Brick	Crawl Space	1,902		
			Total:	405,902	284,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
2 Fixture Bath	2	7,921	5,545

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

CCP (1 Story)	42	1,431	1,002
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Deck

Treated Wood	370	5,687	3,981
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Garages

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

Base Cost	814	41,888	29,322
Storage Over Garage	407	6,329	4,430
Common Wall: 1 Wall	1	-2,697	-1,888

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Exterior 2 Story	1	8,947	6,263
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 499,918 350,844

Notes:

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 666,604

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1962

(11) Heating System: Forced Air w/o Ducts
Ground Area = 864 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	864		
			Total:	100,229	55,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
Separate Shower	1	1,029	566

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Deck			
Treated Wood	400	5,512	3,032

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Exterior 2 Story	1	6,100	3,355
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Totals:	124,424	68,433
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Notes: 6795 RED RENTAL 3BDRM HOME

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 130,023

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1948

(11) Heating System: Forced Air w/o Ducts
Ground Area = 264 SF Floor Area = 264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	264		
			Total:	27,933	15,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
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Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Direct-Vented Gas	1	1,807	994
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Totals:	32,045	17,625
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Notes: STUDIO RENTAL

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 33,487

Parcel Number: 45-006-130-001-00

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Est. TCV/Total Floor Area = 313.46

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
688,700	688,700	688,700	368,658	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,500	0	0	12,165	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
732,200	732,200	732,200	380,823	380,823	357,974	

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45-006-130-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		6900 S DUNE HWY
Map #: 61	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			762.920 Acres		4,000 100	3,051,680
		762.92	Total Acres		Total Est. Land Value =	3,051,680

2022 Est. T.C.V. 006-130-002-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-130-007-00	2022 Est. T.C.V.	STEGE JOINT TRUST
Property Class: 408		6879 S DUNE HWY
Map #: 59,62	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 5400	200.00	172.21	0.7650	0.9115	5400	100		753,058	
GROUP B 5400	15.00	172.21	0.7650	0.9115	5400	50	SURPLUS: ZONING 100 ft	28,240	
215 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =								781,297	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.33	1200	0	0
D/W/P: Asphalt Paving	2.33	256	0	0
Wood Frame	21.20	88	50	933
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,933

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1930

(11) Heating System: Forced Hot Water
Ground Area = 1504 SF Floor Area = 2258 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	504		
1.25 Story	Siding	Crawl Space	1,000		
Total:				180,782	99,430

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	887	488	
3 Fixture Bath	1	2,808	1,544	

Water/Sewer				
1000 Gal Septic	1	3,689	2,029	
Water Well, 100 Feet	1	4,764	2,620	

Porches				
WGEP (1 Story)	200	10,894	5,992	
WPP	32	1,223	673	

Deck				
Treated Wood	506	6,279	3,453	
Treated Wood	224	3,694	2,032	
Treated Wood	244	3,902	2,146	

Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	343	10,424	5,733	

Built-Ins				
Appliance Allow.	1	1,418	780	

Fireplaces				
Interior 2 Story	1	4,502	2,476	
Wood Stove	1	1,540	847	

Totals: 236,806 130,243

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 247,462

Parcel Number: 45-006-130-007-00

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2022	Est. T.C.V.	006-130-007-00	=	1,034,692		
Est. TCV/Total Floor Area = 458.23, Most recent sale 09/16/2011 for 835,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	468,000	468,000	468,000	378,598	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,300	0	0	12,493	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	517,300	517,300	517,300	391,091	391,091	0

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Valuation Report

DB: 2022Ga

45-006-130-008-00	2022 Est. T.C.V.	BARTLETT JANICE L TR
Property Class: 408		6985 S DUNE HWY
Map #: 59,62	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 5400	99.33	200.00	1.0023	0.9252	5400	100	497,461
99 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		497,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 2128 SF Floor Area = 3192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,128		
Total:				373,738	317,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Garages

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

Base Cost	840	36,112	30,695
Common Wall: 1 Wall	1	-2,697	-2,292

Built-Ins

Appliance Allow.	1	3,439	2,923
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Breezeways

Frame Wall	120	9,635	8,190
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Totals: 438,298 372,552

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 707,849

2022 Est. T.C.V. 006-130-008-00 = 1,212,810

Est. TCV/Total Floor Area = 379.95

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
535,800	535,800	535,800	380,811	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	70,600	0	0	12,566	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
606,400	606,400	606,400	393,377	393,377	0	

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45-006-130-008-10	2022 Est. T.C.V.	BARTLETT JANICE L TR
Property Class: 409		S DUNE HWY
Map #: 59,62	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
GROUP B 5400	98.00	403.00	1.0071	0.9924	5400	100	
98 Actual Front Feet,	0.91	Total Acres			Total Est. Land Value =		
							Value
							528,898
							528,898

2022 Est. T.C.V. 006-130-008-10 = 528,898

Est. TCV/Total Floor Area = 165.69

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
219,900	219,900	219,900	87,972	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	44,500	0	0	2,903	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,400	264,400	264,400	90,875	90,875	0	

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Valuation Report

DB: 2022Ga

45-006-130-009-00	2022 Est. T.C.V.	DEAN THOMAS G REVOCABLE TRUST
Property Class: 408		6963 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP B 5400	100.00	200.00	0.7846	0.9252	5400	100		392,001
GROUP B 5400	75.00	200.00	0.7846	0.9252	5400	50	SURPLUS: ZONNING 100 FT	147,000
GROUP B 5400	25.00	200.00	0.7846	0.9252	5400	0	PUBLIC ROAD ROW	0
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								539,002

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.30	200	50	2,730

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,730

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = 2386 SF Floor Area = 4176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,386		
			Total:	472,292	306,990

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Deck

Treated Wood	72	1,959	1,273
Treated Wood	30	1,232	801

Garages

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

Base Cost	320	16,979	11,036
Common Wall: 1 Wall	1	-2,294	-1,491

Class: BC Exterior: Pole (Unfinished)

Base Cost	1248	34,382	22,348
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Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Prefab 2 Story	1	3,921	2,549
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Totals: 549,981 357,487

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 679,225

2022 Est. T.C.V. 006-130-009-00

= 1,225,957

Est. TCV/Total Floor Area = 293.57

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
556,200	556,200	556,200	407,083	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,800	0	0	13,433	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	613,000	613,000	613,000	420,516	420,516	420,516

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Valuation Report

DB: 2022Ga

45-006-130-014-01	2022 Est. T.C.V.	FREEMAN WILLIAM J & JANICE F TRUST
Property Class: 408		6819 S DUNE HWY
Map #: 59,62	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 5400	100.00	280.00	0.9249	0.9569	5400	100		477,906	
GROUP B 5400	25.00	280.00	0.9249	0.9569	5400	50	SURPLUS: ZONING 100 ft	59,738	
125 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								537,644	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3600	0	0
Wood Frame	24.23	120	50	1,454
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,572

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 1140 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,140		
Total:				236,554	165,568

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CCP (1 Story)	104	2,518	1,763
CPP	15	363	254

Deck

Treated Wood	312	4,795	3,356
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	273	11,774	8,242
Common Wall: 1 Wall	1	-1,920	-1,344
Door Opener	1	473	331
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	32,196	22,537
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Totals: 307,314 215,099

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 408,688

Parcel Number: 45-006-130-014-01

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2022	Est. T.C.V.	006-130-014-01		=	953,904	
	Est. TCV/Total Floor Area	= 418.38				
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	420,400	420,400	420,400	249,095	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,600	0	0	8,220	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	477,000	477,000	477,000	257,315	257,315	257,315

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45-006-130-014-10	2022 Est. T.C.V.	GIFFIN MICHAEL G & KAREN A
Property Class: 408		6815 S DUNE HWY
Map #: 59,62	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	300.00	1.0000	0.9635	5400	100		520,304
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								520,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	2400	0	0
D/W/P: Flagstone/Sand	25.47	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 2012

(11) Heating System: Forced Heat & Cool

Ground Area = 2468 SF Floor Area = 3702 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,468		
Total:				565,675	509,107

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	2	18,088	16,279
2 Fixture Bath	1	6,029	5,426

Water/Sewer

2000 Gal Septic	1	10,315	9,283
Water Well, 50 Feet	1	2,672	2,405

Porches

CCP (1 Story)	106	3,642	3,278
WSEP (1 Story)	191	12,553	11,298

Deck

Treated Wood	91	2,332	2,099
Treated Wood	838	10,416	9,374

Garages

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

Common Wall: 1 Wall	1	-3,154	-2,839
Door Opener	3	1,986	1,787
Base Cost	1043	56,844	51,160

Fireplaces

Interior 1 Story	1	6,826	6,143
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 700,091 630,230

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,197,437

2022 Est. T.C.V. 006-130-014-10

= 1,725,241

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Est. TCV/Total Floor Area = 466.03

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
794,800	794,800	794,800	473,949	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,800	0	0	15,640	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
862,600	862,600	862,600	489,589	489,589	0	

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Valuation Report

DB: 2022Ga

45-006-131-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 62	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
090 EXEMPT PARK		474.54 Acres		5000	100	2,372,700
		474.54 Total Acres			Total Est. Land Value =	2,372,700

2022 Est. T.C.V. 006-131-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-131-005-00	2022 Est. T.C.V.	KAMPS FAMILY COTTAGE LLC
Property Class: 408		7655 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	100.00	200.00	1.0000	0.9250	4000	100	EASEMENT	370,011
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			370,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	106,472	63,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
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Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Deck

Treated Wood	128	2,614	1,568
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 320 11,558 6,935

Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Prefab 1 Story	1	1,894	1,136
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Totals: 134,092 80,455

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 152,864

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

(11) Heating System: Space Heater
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	48,855	29,313

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Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	532
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Water/Sewer

1000 Gal Septic	1	3,689	2,213
Water Well, 100 Feet	1	4,764	2,858

Built-Ins

Appliance Allow.	1	1,418	851
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Totals:	59,613	35,767
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 67,957

2022 Est. T.C.V. 006-131-005-00 = 595,832

Est. TCV/Total Floor Area = 387.91, Most recent sale 03/19/1993 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
279,600	279,600	279,600	146,314	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,300	0	0	4,828	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,900	297,900	297,900	151,142	151,142	0

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45-006-131-006-00	2022 Est. T.C.V.	TRIM ELIZABETH ANN & ROGER L
Property Class: 401		7548 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	500.00	605.00	1.0000	1.0000	600	100		300,000
S DUNE HWY	148.00	605.00	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	44,400
648 Actual Front Feet, 9.00 Total Acres								
Total Est. Land Value =								344,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	7200	0	0
D/W/P: 3.5 Concrete	5.70	336	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Electric Baseboard

Ground Area = 1696 SF Floor Area = 1696 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,476		
1 Story	Siding	Crawl Space	220		
Total:				201,354	110,749

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CGEP (1 Story)	160	9,187	5,053
CPP	28	684	376
CPP	15	363	200

Garages

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

Base Cost	484	17,090	9,399
Common Wall: 1 Wall	1	-1,920	-1,056
Door Opener	2	946	520

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

Door Opener	1	473	260
Base Cost	1120	36,232	19,928

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Totals: 285,953 157,278

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 235,917

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	57,207	31,465

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	702

Porches					
CPP			20	483	266

Totals: 58,967 32,433

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 48,650

2022 Est. T.C.V. 006-131-006-00 = 633,967

Est. TCV/Total Floor Area = 291.35, Most recent sale 06/17/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,300	292,300	292,300	123,628	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,700	0	0	4,079	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,000	317,000	317,000	127,707	127,707	0	

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45-006-131-006-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNE HWY
Map #: 64	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
EXEMPT - PARK			38.127 Acres		5,721 100	218,127
		38.13	Total Acres		Total Est. Land Value =	218,127

2022 Est. T.C.V. 006-131-006-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-131-007-10	2022 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 401		7484 S DUNE HWY
Map #: 63,65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
S DUNE HWY	500.00	436.00	1.0000	1.0000	600	100	300,000
S DUNE HWY	261.00	229.00	1.0000	1.0000	600	50	SURPLUS & EXCESS 78,300
761 Actual Front Feet, 6.38 Total Acres Total Est. Land Value =							378,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1987

(11) Heating System: Forced Hot Water
Ground Area = 1724 SF Floor Area = 1900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,724		
1 Story	Siding	Overhang	44		
1 Story	Siding	Overhang	132		
Total:				291,053	189,184

Other Additions/Adjustments

Basement Living Area	1350	62,586	40,681
Basement, Outside Entrance, Below Grade	1	3,109	2,021

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Deck

Treated Wood	64	1,857	1,207
Treated Wood	341	5,391	3,504

Garages

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

Base Cost	756	33,529	21,794
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Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
2nd on Same Stack	1	4,677	3,040

Totals: 436,972 284,031

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 426,047

2022 Est. T.C.V. 006-131-007-10 = 811,847
Est. TCV/Total Floor Area = 427.29, Most recent sale 06/28/1985 for 24,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	368,900		368,900	368,900	238,943	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		37,000	0	0	7,885	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	405,900		405,900	405,900	246,828	246,828	246,828

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45-006-131-007-20	2022 Est. T.C.V.	TRIM ROGER L & ELIZABETH ANN
Property Class: 402		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE HWY	200.00	519.84	1.0000	1.0000	600	100		120,000	
S DUNE HWY	45.00	519.84	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	13,500	
245 Actual Front Feet, 2.92 Total Acres Total Est. Land Value =								133,500	

2022 Est. T.C.V. 006-131-007-20 = 133,500

Est. TCV/Total Floor Area = 70.26

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,800	66,800	66,800	14,075	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,800	66,800	66,800	14,539	14,539	0	

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45-006-131-007-30	2022 Est. T.C.V.	GARTHE ROBERT J JR
Property Class: 401		7296 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	312.00	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.72 Total Acres								
Total Est. Land Value =								60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D-10 Blt 1978

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	560		
Total:				32,665	21,232

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,689	2,398
Water Well, 100 Feet	1	4,764	3,097

Garages

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

Base Cost	560	16,430	10,679
No Concrete Floor	560	-2,699	-1,754

Built-Ins

Appliance Allow.	1	1,418	922
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Fireplaces

Wood Stove	1	1,540	1,001
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Totals: 57,807 37,575

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 56,362

2022 Est. T.C.V. 006-131-007-30 = 117,862

Est. TCV/Total Floor Area = 210.47

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,000	54,000	54,000	30,401	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	1,003	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,900	58,900	58,900	31,404	31,404	31,404

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45-006-131-007-40	2022 Est. T.C.V.	KLAFETA CLAUDIA R TRUST
Property Class: 408		7379 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	500.00	0.8392	1.0140	5400	100		459,539
GROUP B 5400	65.00	500.00	0.8392	1.0140	5400	50	SURPLUS: ZONING 100 ft	149,350
165 Actual Front Feet, 1.89 Total Acres								
Total Est. Land Value =								608,889

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.69	970	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 2012

(11) Heating System: Forced Heat & Cool

Ground Area = 2489 SF Floor Area = 4196 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,489		
1 Story	Siding	Overhang	462		
Total:				619,395	557,513

Other Additions/Adjustments

Exterior					
Stone Veneer		1168	52,268		47,041

Plumbing					
Average Fixture(s)		1	2,867		2,580
3 Fixture Bath		4	36,176		32,558

Water/Sewer					
2000 Gal Septic		1	10,315		9,283
Water Well, 100 Feet		1	5,664		5,098

Porches					
CCP (1 Story)		55	1,993		1,794
CCP (1 Story)		101	3,478		3,130
CCP (1 Story)		57	2,061		1,855
CCP (1 Story)		17	964		868
WSEP (1 Story)		843	39,183		35,265

Garages

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

Door Opener	2	1,324		1,192
Base Cost	1050	57,225		51,502

Built-Ins

Appliance Allow.	1	5,926		5,333
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Fireplaces

Interior 2 Story	1	8,308		7,477
2nd on Same Stack	1	5,229		4,706

Local Cost Items

GENERATOR	1	3,000		2,850	*95% Good
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Totals:		855,376		770,045	
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,463,086

2022 Est. T.C.V. 006-131-007-40	=	2,076,975				
Est. TCV/Total Floor Area = 494.99, Most recent sale 06/17/2009 for 900,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
978,200	978,200	978,200	738,104	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	60,300	0	0	24,357	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,038,500	1,038,500	1,038,500	762,461	762,461		0

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45-006-131-007-50	2022 Est. T.C.V.	EARDLEY JEFFREY N & MONIQUE L
Property Class: 408		7385 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	95.40	513.36	1.0166	1.0167	5400	100		532,468
95 Actual Front Feet, 1.12 Total Acres							Total Est. Land Value =	532,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1944	0	0
D/W/P: Patio Blocks	13.51	81	0	0
D/W/P: Patio Blocks	13.51	497	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2142 SF Floor Area = 2142 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,142		
			Total:	228,660	171,474

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	91	2,432	1,824
CGEP (1 Story)	225	11,720	8,790
CCP (1 Story)	153	3,589	2,692

Garages

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

Base Cost	249	14,776	11,082
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

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

Base Cost	643	27,971	20,978
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
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Lump Sum Items

UNDERGROUND SPRINKLER SYSTEM		750	562
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Totals: 307,653 230,719

Notes:

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 438,366

2022 Est. T.C.V. 006-131-007-50 = 975,834

Est. TCV/Total Floor Area = 455.57, Most recent sale 03/30/2018 for 850,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
438,000	438,000	438,000	413,822	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,900	0	0	13,656	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
487,900	487,900	487,900	427,478	427,478	0	

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45-006-131-007-60	2022 Est. T.C.V.	DRAKE THOMAS G & CAROLEE
Property Class: 408		7399 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	95.40	513.36	1.0166	1.0167	5400	100		532,468
95 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								532,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	383	50	7,112
D/W/P: Asphalt Paving	2.68	1176	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				14,612

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1177 SF Floor Area = 1766 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,177		
Total:				191,811	134,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	2	8,039	5,627

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CPP	60	1,210	847
CPP	160	2,616	1,831
WPP	354	5,158	3,611

Garages

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

Base Cost	632	22,897	16,028
Common Wall: 1/2 Wall	1	-1,162	-813
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 2 Story	1	2,742	1,919
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Totals: 246,689 172,701

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCv: 328,132

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:C Quality:Average
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.74	1092	20,464

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Default Walls	21.68	1092	23,675
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Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20	Depr. Cost =	8,828
ECF (4610 LITTLE GLEN AREA)	1.000 => TCV of Bldg: 1 =	8,828

Total Estimated True Cash Value of Agricultural Buildings	=	8,828
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2022 Est. T.C.V. 006-131-007-60	=	884,040
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Est. TCV/Total Floor Area = 500.59

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
382,600	382,600	382,600	211,424	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	59,400	0	0	6,976	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
442,000	442,000	442,000	218,400	218,400	0

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45-006-131-007-70	2022 Est. T.C.V.	DANIEL LARRY R REVOC TRUST
Property Class: 401		7478 S DUNE HWY
Map #: 63 & 64	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE HWY	200.00	185.13	1.0000	1.0000	600	100		120,000	
S DUNE HWY	61.18	185.13	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	18,354	
261 Actual Front Feet, 1.11 Total Acres								Total Est. Land Value = 138,354	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1721 SF Floor Area = 2600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,721		
1 Story	Siding	Overhang	18		
Total:				300,979	255,836

Other Additions/Adjustments

Basement Living Area	861	26,708	22,702
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833
2 Fixture Bath	1	2,690	2,286

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 200 Feet	1	9,295	7,901

Porches

WCP (1 Story)	63	3,153	2,680
WPP	564	8,167	6,942

Deck

Treated Wood	560	7,039	5,983
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Garages

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

Base Cost	705	29,920	25,432
Common Wall: 1 Wall	1	-2,324	-1,975
Door Opener	2	946	804

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Interior 2 Story	1	5,751	4,888
Raised Hearth	1	383	326

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 413,841 352,069

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 528,104

2022 Est. T.C.V. 006-131-007-70 = 667,958

Est. TCV/Total Floor Area = 256.91, Most recent sale 06/06/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,300	288,300	288,300	263,986	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	45,700	0	0	8,711	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
334,000	334,000	334,000	272,697	272,697	272,697

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45-006-131-011-00	2022 Est. T.C.V.	EMPIRE PROPERTIES LLC
Property Class: 401		7238 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE HWY	100.00	357.90	1.0000	1.0000	600	100		60,000	
S DUNE HWY	76.53	357.90	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	22,959	
177 Actual Front Feet, 1.45 Total Acres					Total Est. Land Value =			82,959	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1488 SF Floor Area = 1488 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
Total:				130,433	71,739

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
3 Fixture Bath	1	2,808	1,544

Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 100 Feet	1	4,764	2,620

Porches

CPP	228	2,761	1,519
CSEP (1 Story)	192	5,681	3,125

Garages

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

Base Cost	742	18,008	9,904
Common Wall: 1 Wall	1	-1,595	-877

Built-Ins

Appliance Allow.	1	1,418	780
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Totals: 168,854 92,871

Notes: ROOF SAGGING

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 139,307

2022 Est. T.C.V. 006-131-011-00 = 224,766

Est. TCV/Total Floor Area = 151.05, Most recent sale 07/09/1998 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,300	100,300	100,300	71,529	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	2,360	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,400	112,400	112,400	73,889	73,889	0

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45-006-131-012-00	2022 Est. T.C.V.	VIERK LEONA H
Property Class: 408		7459 S DUNE HWY
Map #: 63	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 5400	62.00	526.93	1.1821	1.0194	5400	100		403,436
62 Actual Front Feet,	0.75	Total Acres			Total Est.	Land Value =		403,436

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1952

(11) Heating System: Heat Pump
Ground Area = 2059 SF Floor Area = 2059 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,059		
			Total:	248,888	186,693

Other Additions/Adjustments

Plumbing
3 Fixture Bath 1 4,020 3,015

Water/Sewer
1000 Gal Septic 1 4,209 3,157
Water Well, 100 Feet 1 5,025 3,769

Porches
CCP (1 Story) 199 4,533 3,400

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 700 24,633 18,475
Common Wall: 1 Wall 1 -2,324 -1,743

Built-Ins
Appliance Allow. 1 2,394 1,795

Fireplaces
Interior 1 Story 1 4,619 3,464

Totals: 295,997 222,025

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 421,848

2022 Est. T.C.V. 006-131-012-00	=	825,284
Est. TCV/Total Floor Area = 400.82, Most recent sale 11/12/1997 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
366,700 366,700 366,700 195,525 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 45,900 0 0 6,452 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
412,600 412,600 412,600 201,977 201,977 0		

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Valuation Report

DB: 2022Ga

45-006-131-013-00	2022 Est. T.C.V.	VERIK LEONA H
Property Class: 409		S DUNE HWY
Map #: 63	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
GROUP B 5400	62.00	526.00	1.1821	1.0192	5400	100	
62 Actual Front Feet,	0.75	Total Acres			Total Est. Land Value	=	
							403,365

2022 Est. T.C.V. 006-131-013-00	=	403,365
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Est. TCV/Total Floor Area = 195.90

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,200	160,200	160,200	155,978	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,500	0	0	5,147	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,700	201,700	201,700	161,125	161,125	0	

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DB: 2022Ga

45-006-131-014-00	2022 Est. T.C.V.	CLAUDIAS GLEN LAKE RENTAL LLC
Property Class: 408		7349 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	490.00	1.0000	1.0120	5400	100		546,468
100 Actual Front Feet, 1.13 Total Acres					Total Est. Land Value =			546,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3500	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,226

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1956

(11) Heating System: Forced Heat & Cool

Ground Area = 1769 SF Floor Area = 1769 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	921		
1 Story	Siding	Slab	346		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Slab	342		
		Total:		199,305	129,539

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	275	4,419	2,872
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1008	21,853	14,204
Door Opener	3	1,419	922

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Wood Stove	1	2,208	1,435

Totals: 250,748 162,975

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 309,653

2022 Est. T.C.V. 006-131-014-00 = 862,347

Est. TCV/Total Floor Area = 487.48, Most recent sale 07/31/2014 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
372,900	372,900	372,900	333,540	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		58,300	0	0	11,006	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	431,200		431,200	431,200	344,546	344,546	0

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45-006-131-015-00	2022 Est. T.C.V.	PERFECT FAMILY REVOCABLE TRUST
Property Class: 401		7248 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE HWY	200.00	546.36	1.0000	1.0000	600	100		120,000	
S DUNE HWY	4.90	546.36	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	1,470	
205 Actual Front Feet, 2.57 Total Acres								Total Est. Land Value = 121,470	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1950 SF Floor Area = 1950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,950		
Total:				162,129	89,169

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
3 Fixture Bath	1	2,808	1,544

Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 100 Feet	1	4,764	2,620

Porches

WCP (1 Story)	96	3,285	1,807
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Garages

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

Base Cost	624	15,700	8,635
Common Wall: 1/2 Wall	1	-795	-437

Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Exterior 1 Story	1	4,299	2,364
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 201,184 111,999

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 167,999

2022 Est. T.C.V. 006-131-015-00 = 294,469

Est. TCV/Total Floor Area = 151.01, Most recent sale 08/21/1995 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
132,800	132,800	132,800	47,145	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	1,555	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,200	147,200	147,200	48,700	48,700	48,700

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Valuation Report

DB: 2022Ga

45-006-131-016-00	2022 Est. T.C.V.	OBRIEN HAROLD & HELEN
Property Class: 401		7266 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	413.82	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.95 Total Acres					Total Est. Land Value =			50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				173,353	112,680

Other Additions/Adjustments

Basement Living Area	560	17,371	11,291
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	28	2,918	1,897
CPP	40	899	584
WPP	36	1,517	986
CPP	24	580	377

Garages

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

Basement Garage: 2 Car	1	3,142	2,042
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

2nd on Same Stack	1	3,776	2,454
Exterior 1 Story	1	5,635	3,663

Totals: 228,804 148,722

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 223,083

2022 Est. T.C.V. 006-131-016-00	=	280,583
Est. TCV/Total Floor Area = 227.75		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	120,900		120,900	120,900	90,290	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		19,400	0	0	2,979	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	140,300		140,300	140,300	93,269	93,269	93,269

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45-006-131-017-00	2022 Est. T.C.V.	RIDAY DENNIS R & MARY LOU
Property Class: 401		7274 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres								
Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				106,979	64,188

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	3,937	2,362	
Water Well, 100 Feet	1	4,880	2,928	

Porches				
WPP	33	1,336	802	

Deck				
Treated Wood	240	3,950	2,370	

Built-Ins				
Appliance Allow.	1	1,673	1,004	

Fireplaces				
Wood Stove	1	1,859	1,115	

Totals: 124,614 74,769

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 112,154

2022 Est. T.C.V. 006-131-017-00 = 163,654

Est. TCV/Total Floor Area = 154.98, Most recent sale 10/08/1991 for 62,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,100	72,100	72,100	48,462	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,700	0	0	1,599	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,800	81,800	81,800	50,061	50,061	0

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45-006-131-018-00	2022 Est. T.C.V.	APSEY TRACI K
Property Class: 401		7290 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.75	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

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

(11) Heating System: Electric Baseboard
Ground Area = 924 SF Floor Area = 1878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	924		
1 Story	Siding	Overhang	30		
Total:				231,530	173,645

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	312	11,769	8,827
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Built-Ins

Appliance Allow.	1	3,439	2,579
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Totals: 264,809 198,604

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 297,906

2022 Est. T.C.V. 006-131-018-00 = 355,406

Est. TCV/Total Floor Area = 189.25, Most recent sale 12/09/1994 for 62,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,000	160,000	160,000	67,796	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	2,237	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,700	177,700	177,700	70,033	70,033	70,033

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45-006-131-020-00	2022 Est. T.C.V.	PHILLIPS NANCY M TRUST
Property Class: 401		7242 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE LK VIEW	100.00	300.00	1.0000	1.0000	500	100		50,000	
S DUNE LK VIEW	70.00	300.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	17,500	
170 Actual Front Feet, 1.17 Total Acres								Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1792 SF Floor Area = 1792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
1 Story	Siding	Basement	640		
Total:				179,888	134,916

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	798
2 Fixture Bath	1	2,246	1,684

Water/Sewer

1000 Gal Septic	1	3,937	2,953
Water Well, 100 Feet	1	4,880	3,660

Porches

WPP	384	4,931	3,698
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Deck

Treated Wood	42	1,385	1,039
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Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	15,805	11,854
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Built-Ins

Appliance Allow.	1	1,673	1,255
Dishwasher	1	546	409
Unvented Hood	1	238	178

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 219,593 165,444

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 248,166

2022 Est. T.C.V. 006-131-020-00 = 318,166

Est. TCV/Total Floor Area = 177.55, Most recent sale 07/11/1979 for 5,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
137,700	137,700	137,700	85,962	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,400	0	0	2,836	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,100	159,100	159,100	88,798	88,798	0

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45-006-131-021-00	2022 Est. T.C.V.	PLEASANT HOME PROPERTIES LLC
Property Class: 408		7327 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	484.00	1.0000	1.0107	5400	100		545,795
100 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								545,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3500	0	0
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,829

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

(11) Heating System: Electric Baseboard

Ground Area = 1056 SF Floor Area = 1056 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				126,734	88,710

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CPP	27	664	465
CPP	15	363	254

Deck

Treated Wood	120	2,550	1,785
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Garages

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

Base Cost	384	14,584	10,209
Common Wall: 1 Wall	1	-1,920	-1,344

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Totals: 163,189 114,228

Notes: 2014 INTERIOR FIRE INCLUDING FLOOR RESTORED 2015

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 217,033

2022 Est. T.C.V. 006-131-021-00 = 766,657

Est. TCV/Total Floor Area = 726.00, Most recent sale 09/20/2013 for 590,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
328,900	328,900	328,900	305,610	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,400	0	0	10,085	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	383,300	383,300	383,300	315,695	315,695	0

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45-006-131-022-00	2022 Est. T.C.V.	KENNEDY K T & NANCY C
Property Class: 408		7233 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	435.60	1.0000	1.0001	5400	100		540,074
100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								540,074

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	490	0	0
D/W/P: 3.5 Concrete	6.56	70	0	0
D/W/P: Patio Blocks	16.32	70	0	0
D/W/P: Asphalt Paving	3.12	3780	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1342 SF Floor Area = 2385 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,342		
1 Story	Siding	Overhang	372		
Total:				287,812	259,030

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	2	11,822	10,640
Separate Shower	1	2,394	2,155
Ceramic Tile Floor	1	1,264	1,138
Ceramic Tile Wains	1	2,359	2,123
Ceramic Tub Alcove	1	784	706

Water/Sewer

1000 Gal Septic	1	4,877	4,389
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	113	5,826	5,243
WSEP (1 Story)	319	16,365	14,728

Deck

Treated Wood	340	5,379	4,841
Treated Wood	20	835	751

Balcony

Wood Balcony	64	2,755	2,479
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Garages

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

Base Cost	744	39,372	35,435
Storage Over Garage	216	3,359	3,023
Common Wall: 1 Wall	1	-2,697	-2,427
Door Opener	1	591	532

Built-Ins

Appliance Allow.	1	3,439	3,095
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Jacuzzi Tub	1	10,289	9,260
Fireplaces			
Prefab 2 Story	1	3,921	3,529
Raised Hearth	1	593	534
Totals:		408,622	367,759

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 698,742

2022 Est. T.C.V. 006-131-022-00	=	1,248,816
Est. TCV/Total Floor Area = 523.61, Most recent sale 10/08/2010 for 900,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
542,500 542,500 542,500 469,706 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
26,500 69,900 14,500 26,500 15,086 12,554		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
624,400 624,400 624,400 498,738 498,738 0		

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45-006-131-023-00	2022 Est. T.C.V.	STEWART JOHN B TRUST
Property Class: 408		7795 S DUNE HWY
Map #: 64,65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
GROUP B 5400	100.00	195.10	0.5390	0.9229	5400	100		268,619
GROUP B 5400	64.73	195.10	0.5390	0.9229	5400	50	SURPLUS: ZONING 100 ft	86,939
BACK LOTS 500/F	420.00	195.10	0.5390	1.0000	500	100		113,184
585 Actual Front Feet, 2.62 Total Acres Total Est. Land Value =								468,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1230 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,230		
0.5 Story	Siding	Overhang	4		
			Total:	169,001	109,854

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	50	2,660	1,729
WPP	602	8,705	5,658
WPP	72	2,222	1,444

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 204,132 132,688

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 252,107

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	384		

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	Total:	28,877	25,989
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,277	1,149
Porches			
WPP	50	1,782	1,604
CCP (1 Story)	20	871	784
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	768	31,764	28,588
Door Opener	1	473	426
	Totals:	65,044	58,540

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 111,226

2022 Est. T.C.V. 006-131-023-00	=	837,075
Est. TCV/Total Floor Area = 435.07, Most recent sale 06/15/1985 for 25,000		
2021 Assessed	MBOR	S.E.V.
395,500	395,500	395,500
		Base for Cap
		C.P.I.
		247,810
		3.30
2022 New Eq. Adjustment	Loss	Additions
0	23,000	0
		Tax Adjustment
		8,177
		Losses
		0
2022 Assessed	MBOR	S.E.V.
418,500	418,500	418,500
		Capped
		->Taxable<-
		PRE/MBT
		255,987
		255,987
		248,307

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45-006-131-025-00	2022 Est. T.C.V.	MIZE LAWRENCE TRUST
Property Class: 408		7523 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	500.00	1.0000	1.0140	5400	100		547,573
100 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			547,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	858	50	18,580
D/W/P: Asphalt Paving	3.40	4500	0	0
D/W/P: Flagstone/Sand	25.47	650	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	3	0	0
Total Estimated Land Improvements True Cash Value =				28,580

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1295 SF Floor Area = 2590 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,295		
			Total:	348,438	226,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	1	9,044	5,879
Separate Shower	1	2,749	1,787

Water/Sewer

1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Porches

WCP (1 Story)	88	5,504	3,578
WPP	637	13,447	8,741

Deck

Treated Wood	325	5,447	3,541
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Garages

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

Base Cost	878	52,127	33,883
Door Opener	3	1,986	1,291

Built-Ins

Appliance Allow.	1	5,926	3,852
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Fireplaces

Exterior 1 Story	1	8,453	5,494
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Totals: 466,942 303,507

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 576,663

2022 Est. T.C.V. 006-131-025-00

= 1,152,816

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Est. TCV/Total Floor Area = 445.10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
526,700	526,700	526,700	202,033	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,700	0	0	6,667	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
576,400	576,400	576,400	208,700	208,700	0	

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45-006-131-026-00	2022 Est. T.C.V.	LOMSKE STEVEN G & ZACHARIAS CECILE
Property Class: 408		7465 S DUNE HWY
Map #: 63,65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.01	422.53	1.0000	0.9971	5400	100		538,467
100 Actual Front Feet, 0.97 Total Acres							Total Est. Land Value =	538,467

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	4500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1931

(11) Heating System: Electric Baseboard
Ground Area = 1360 SF Floor Area = 2384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,024		
1 Story	Siding	Slab	256		
1 Story	Siding	Slab	80		
		Total:		249,199	137,053

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WPP	300	4,377	2,407
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Garages

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

Base Cost	396	14,862	8,174
Storage Over Garage	99	1,177	647
Door Opener	1	473	260

Class: C Exterior: Pole (Unfinished)

Door Opener	1	473	260
Base Cost	1200	25,044	13,774

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 2 Story	1	6,942	3,818
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Totals: 319,472 175,702

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 333,834

2022 Est. T.C.V. 006-131-026-00	=	879,801
Est. TCV/Total Floor Area = 369.04, Most recent sale 11/25/2014 for 650,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	381,400	381,400	381,400	325,364	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,500	0	0	10,737	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	439,900	439,900	439,900	336,101	336,101	0

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45-006-131-027-00	2022 Est. T.C.V.	LALOMIA BRENT S TRUST &
Property Class: 408		7285 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	452.00	0.8446	1.0038	5400	100		457,855
GROUP B 5400	62.00	452.00	0.8446	1.0038	5400	50	SURPLUS: ZONING 100 ft	141,935
162 Actual Front Feet, 1.68 Total Acres								
Total Est. Land Value =								599,791

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	6500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 2613 SF Floor Area = 2613 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,836		
1 Story	Siding	Slab	584		
1 Story	Siding	Crawl Space	193		
Total:				301,415	226,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	126	4,968	3,726
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Garages

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

Base Cost	717	25,045	18,784
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,419	1,064
Base Cost	1200	25,044	18,783

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Deck

Treated Wood	1200	13,488	10,116
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 398,091 299,319

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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 568,706

2022 Est. T.C.V. 006-131-027-00	=	1,178,497				
Est. TCV/Total Floor Area = 451.01, Most recent sale 08/19/2016 for 809,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
528,500	528,500	528,500	476,728	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	60,700	0	0	15,732	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
589,200	589,200	589,200	492,460	492,460		0

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45-006-131-028-00	2022 Est. T.C.V.	BECHERT CHAD & DANIELLE TRUST
Property Class: 408		7259 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	75.00	447.22	1.1059	1.0028	5400	100		449,145
75 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								449,145

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3046	0	0
D/W/P: Patio Blocks	16.32	49	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1159 SF Floor Area = 2172 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,159		
1 Story	Siding	Overhang	434		
Total:				255,621	217,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	216	9,491	8,067
WCP (1 Story)	306	11,542	9,811

Garages

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

Base Cost	684	31,341	26,640
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 1 Story	1	7,378	6,271
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Totals: 343,976 292,379

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 555,520

95% Completed => Est. True Cash Value 2022 = 527,744

2022 Est. T.C.V. 006-131-028-00 = 984,389

Est. TCV/Total Floor Area = 453.22, Most recent sale 11/18/2021 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
455,600	455,600	455,600	455,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0	50,500	13,900	0	14,576	13,900
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
492,200	492,200	492,200	456,276	456,276	0

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45-006-131-029-00	2022 Est. T.C.V.	SPRING JOHN E & SITA M
Property Class: 408		7311 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	480.00	1.0000	1.0099	5400	100		545,342
100 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			545,342

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3500	0	0
D/W/P: 4in Concrete	7.05	180	0	0
Wood Frame	30.63	128	50	1,960

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,460

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1852 SF Floor Area = 1852 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,852		
			Total:	249,777	199,822

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	

Water/Sewer					
1000 Gal Septic		1	4,877	3,902	
Water Well, 100 Feet		1	5,403	4,322	

Porches					
CCP (1 Story)		122	3,752	3,002	

Deck					
Treated Wood		296	4,908	3,926	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	630	29,566	23,653		
Common Wall: 2 Wall	1	-5,388	-4,310		
Door Opener	1	591	473		
Class: BC Exterior: Pole (Unfinished)					
Base Cost	896	26,307	21,046		
Door Opener	3	1,773	1,418		

Built-Ins					
Appliance Allow.	1	3,439	2,751		

Fireplaces					
Prefab 1 Story	1	3,172	2,538		

Totals: 330,057 264,047

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 501,689

2022 Est. T.C.V. 006-131-029-00 = 1,056,491

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Est. TCV/Total Floor Area = 570.46, Most recent sale 01/03/1993 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
476,600	476,600	476,600	180,761	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,600	0	0	5,965	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
528,200	528,200	528,200	186,726	186,726	186,726	

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45-006-131-030-00	2022 Est. T.C.V.	DEAN JEANINE W REV TRUST
Property Class: 408		7019 S DUNE HWY
Map #: 63	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 5400	100.00	200.00	1.0000	0.9252	5400	100	499,629
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		499,629

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				76,625	45,976

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	638	

Water/Sewer					
1000 Gal Septic		1	3,937	2,362	
Water Well, 100 Feet		1	4,880	2,928	

Built-Ins					
Appliance Allow.		1	1,673	1,004	

Fireplaces					
Interior 1 Story		1	4,067	2,440	

Totals: 92,246 55,348

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 105,161

2022 Est. T.C.V. 006-131-030-00 = 606,290

Est. TCV/Total Floor Area = 842.07, Most recent sale 06/03/2005 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
257,200	257,200	257,200	247,647	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	45,900	0	0	8,172	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
303,100	303,100	303,100	255,819	255,819	0

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45-006-131-031-00	2022 Est. T.C.V.	LUKEY SHIRLEY M TRUST
Property Class: 408		7003 S DUNE HWY
Map #: 63	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 5400	100.00	200.00	1.0000	0.9252	5400	100	499,629
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		499,629

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Space Heater
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
Total:				80,258	52,167

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,064	692

Water/Sewer			
1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches			
CPP	25	589	383

Deck			
Treated Wood	360	5,152	3,349

Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	320	11,558	7,513
Door Opener	1	420	273

Built-Ins			
Appliance Allow.	1	1,673	1,087

Fireplaces			
Interior 1 Story	1	4,067	2,644

Totals: 113,598 73,839

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 140,294

2022 Est. T.C.V. 006-131-031-00 = 641,423

Est. TCV/Total Floor Area = 822.34, Most recent sale 10/01/1975 for 27,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
273,300	273,300	273,300	125,497	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	47,400	0	0	4,141	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
320,700	320,700	320,700	129,638	129,638	0

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45-006-131-032-00	2022 Est. T.C.V.	PATRICK BRIDGET E TRUST
Property Class: 408		7183 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	544.50	1.0000	1.0227	5400	100		552,261
100 Actual Front Feet, 1.25 Total Acres					Total Est. Land Value =			552,261

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.63	140	50	1,304
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,804

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1935

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1299 SF Floor Area = 1817 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	781		
2 Story	Siding	Crawl Space	518		
Total:				149,033	89,420

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	532
3 Fixture Bath	1	2,808	1,685

Water/Sewer

1000 Gal Septic	1	3,689	2,213
Water Well, 100 Feet	1	4,764	2,858

Porches

CGEP (1 Story)	62	3,771	2,263
WPP	87	1,925	1,155

Deck

Treated Wood	161	2,974	1,784
Treated Wood	52	1,488	893

Garages

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

Base Cost	782	18,745	11,247
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Built-Ins

Appliance Allow.	1	1,418	851
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Fireplaces

Interior 1 Story	1	3,573	2,144
Wood Stove	1	1,540	924

Totals: 196,615 117,969

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 224,141

2022 Est. T.C.V. 006-131-032-00	=	779,206
Est. TCV/Total Floor Area = 428.84		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	334,300	334,300	334,300	173,963	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	55,300	0	0	5,740	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	389,600	389,600	389,600	179,703	179,703	0

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45-006-131-033-00	2022 Est. T.C.V.	DMJ ASSOCIATES INC
Property Class: 201		7194 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> RESI SITE A					150000	0	RURAL	0
2122 COMME \$1.25/SQFT		215622	SqFt	1.25	000	100		269,528
414 Actual Front Feet, 4.95 Total Acres Total Est. Land Value =								269,528

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.09	672	50	5,742
Wood Frame	18.54	216	50	2,002

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	93		100	0
SEPTIC TANK 1000 GAL	0.00	1	93		100	0
SEPTIC TANK 2000 GAL	0.00	1	93		100	0
DRAIN FIELD	0.00	1	93		100	0
CONCRETE 4CU	2.75	744	39		100	798
Total Estimated Land Improvements True Cash Value =						13,542

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1936

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1390 SF Floor Area = 1390 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,390		
Total:				135,599	88,138

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
2 Fixture Bath	1	2,246	1,460

Porches

CPP	32	716	465
CPP	66	1,199	779

Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Exterior 1 Story	1	4,938	3,210
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Carports

Fiberglass	252	2,855	1,856
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Totals: 150,290 97,687

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 161,184

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1956
Description of Occupancy: NORTH WING

Costs are taken from the Motels cost schedules.

<<<<<

Calculator Cost Computations

>>>>>

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Class: D Quality: Fair
Total Floor Area: 1748 # of Units: 6
Overall Building Height: 8

Base Rate for Upper Floors = 72.69

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.43 100%
Adjusted Square Foot Cost for Upper Floors = 75.12

Total Floor Area: 1,748 Base Cost New of Upper Floors = 131,310

Reproduction/Replacement Cost = 131,310
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 70,907

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 99,270
Replacement Cost/Floor Area= 75.12 Est. TCV/Floor Area= 56.79

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1956
Description of Occupancy: SOUTH WING

Costs are taken from the Motels cost schedules.

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

Class: D Quality: Fair
Total Floor Area: 1292 # of Units: 5

Base Rate for Upper Floors = 72.68

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.43 100%
Adjusted Square Foot Cost for Upper Floors = 75.11

Total Floor Area: 1,292 Base Cost New of Upper Floors = 97,043

Reproduction/Replacement Cost = 97,043
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 52,403

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 73,365
Replacement Cost/Floor Area= 75.11 Est. TCV/Floor Area= 56.78

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1956
Description of Occupancy: LAUNDRY BLDG

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 70
Overall Building Height: 8

Base Rate for Upper Floors = 102.34

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.26 100%
Adjusted Square Foot Cost for Upper Floors = 122.60

Total Floor Area: 304 Base Cost New of Upper Floors = 37,271

Reproduction/Replacement Cost = 37,271
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 22,363

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WBCL	3.26	744	1.00	30	728
WBCL	3.26	544	1.00	42	745

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 33,370

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Replacement Cost/Floor Area= 136.41

Est. TCV/Floor Area= 109.77

Total Estimated True Cash Value of Commercial/Industrial Buildings = 206,005

2022 Est. T.C.V. 006-131-033-00 = 650,259

Est. TCV/Total Floor Area = 137.36, Most recent sale 03/12/2009 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
314,300	314,300	314,300	134,138	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	4,426	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
325,100	325,100	325,100	138,564	138,564	0	

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45-006-131-033-10	2022 Est. T.C.V.	BRICKER BRUCE B & CINDY S
Property Class: 401		7118 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE LK VIEW	200.00	257.59	1.0000	1.0000	500	100		100,000	
S DUNE HWY	8.00	257.59	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	2,400	
208 Actual Front Feet, 1.23 Total Acres								Total Est. Land Value =	102,400

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1991

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Garages

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

Base Cost	624	20,399	14,279
Storage Over Garage	160	1,902	1,331
Door Opener	1	473	331

Totals: 32,008 22,404

Notes: GARAGE ONLY

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 33,606

2022 Est. T.C.V. 006-131-033-10 = 136,006

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/1999 for 169,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,100	65,100	65,100	44,064	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	1,454	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	45,518	45,518	0	

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45-006-131-033-15	2022 Est. T.C.V.	STEGE JOINT TRUST
Property Class: 401		7124 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
S DUNE HWY	200.00	268.00	1.0000	1.0000	600	100	
200 Actual Front Feet, 1.23 Total Acres					Total Est.	Land Value =	
							120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1651 SF Floor Area = 3302 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,651		
Total:				424,813	339,851

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	170	5,095	4,076
CCP (1 Story)	90	2,833	2,266

Garages

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

Base Cost	864	41,083	32,866
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals: 499,516 400,123

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 600,185

2022 Est. T.C.V. 006-131-033-15 = 727,685

Est. TCV/Total Floor Area = 220.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
327,200	327,200	327,200	241,278	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,600	0	0	7,962	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
363,800	363,800	363,800	249,240	249,240	249,240	

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45-006-131-033-17	2022 Est. T.C.V.	STEGE JOINT TRUST
Property Class: 401		7130 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
S DUNE HWY	200.00	268.00	1.0000	1.0000	600	100	
200 Actual Front Feet, 1.23 Total Acres					Total Est.	Land Value =	
							120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	100	0	0
Metal Prefab/Conc.	25.18	299	100	7,529

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				10,529

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1360 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,360		
Total:				268,192	227,963

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	116	5,955	5,062
WCP (1 Story)	80	4,681	3,979
WCP (1 Story)	48	3,282	2,790

Garages

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

Base Cost	624	34,732	29,522
Storage Over Garage	156	2,426	2,062
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 337,278 286,687

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 430,031

2022 Est. T.C.V. 006-131-033-17 = 560,560

Est. TCV/Total Floor Area = 274.78, Most recent sale 02/04/2005 for 325,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
242,600	242,600	242,600	192,968	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	37,700	0	0	6,367	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
280,300	280,300	280,300	199,335	199,335	0	

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45-006-131-033-20	2022 Est. T.C.V.	PATRICK BRIDGET E TRUST
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
S DUNE HWY	100.00	750.00	1.0000	1.0000	600	100	
100 Actual Front Feet,	1.72	Total Acres			Total Est.	Land Value	=
							60,000

2022 Est. T.C.V. 006-131-033-20	=	60,000
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Est. TCV/Total Floor Area = 29.41

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	10,555	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	348	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	10,903	10,903	0	

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45-006-131-033-30	2022 Est. T.C.V.	DUHOSKI DEBORAH ANN TRUST
Property Class: 401		7156 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE HWY	100.00	712.65	1.0000	1.0000	600	100		60,000	
S DUNE HWY	3.91	712.65	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	1,173	
104 Actual Front Feet, 1.70 Total Acres					Total Est. Land Value =			61,173	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.98	240	97	4,884
Total Estimated Land Improvements True Cash Value =				4,884

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 1332 SF Floor Area = 1332 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,332		
Total:				172,938	171,207

Other Additions/Adjustments

Recreation Room	954	15,960	15,800
Basement, Outside Entrance, Above Grade	1	1,618	1,602

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980
2 Fixture Bath	1	2,690	2,663

Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 100 Feet	1	5,025	4,975

Porches

WCP (1 Story)	35	2,158	2,136
WPP	81	2,341	2,318
WSEP (1 Story)	157	7,327	7,254

Deck

Treated Wood	207	3,664	3,627
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Built-Ins

Appliance Allow.	1	2,394	2,370
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Fireplaces

Direct-Vented Gas	1	2,614	2,588
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Totals: 228,235 225,951

Notes:

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV: 338,927

2022 Est. T.C.V. 006-131-033-30 = 404,984

Est. TCV/Total Floor Area = 304.04

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,800	172,800	172,800	162,193	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,700	0	0	5,352	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,500	202,500	202,500	167,545	167,545	167,545

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45-006-131-035-00	2022 Est. T.C.V.	SELBY LIVING TRUST
Property Class: 408		7221 S DUNE HWY
Map #: 63	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 5400	100.00	425.00	1.0000	0.9977	5400 100	538,746
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =						538,746

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 895 SF Floor Area = 1119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	895		
Total:				127,502	95,632

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck			
Treated Wood	613	7,466	5,599

Garages

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

Base Cost	585	21,692	16,269
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
Vented Hood	1	494	370

Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 177,294 132,975

Notes: 7221

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 252,653

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 334 SF Floor Area = 334 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Crawl Space	334		
			Total:	37,784	22,671

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	887		532

Porches					
CCP (1 Story)		63	1,355		813

Built-Ins					
Appliance Allow.		1	1,418		851

Totals:			41,444		24,867
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Notes: COTTAGE AT ROAD 7225

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 47,247

2022 Est. T.C.V. 006-131-035-00 = 841,146

Est. TCV/Total Floor Area = 578.90, Most recent sale 06/17/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
369,300	369,300	369,300	222,101	3.30	

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	51,300	0	7,329	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
420,600	420,600	420,600	229,430	229,430	0

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45-006-131-036-01	2022 Est. T.C.V.	WAYBRAND ROBERTA D TRUST
Property Class: 408		7115 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	300.00	0.8677	0.9635	5400	100		451,466
GROUP B 5400	50.00	300.00	0.8677	0.9635	5400	50	SURPLUS: ZONING 100 ft	112,866
150 Actual Front Feet, 1.03 Total Acres								
Total Est. Land Value =								564,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.19	299	50	2,719
Wood Frame	18.65	240	50	2,238

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,457

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = 2320 SF Floor Area = 3280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,320		
1 Story	Siding	Overhang	960		
Total:				282,168	268,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	1,011
2 Fixture Bath	1	2,246	2,134

Water/Sewer

1000 Gal Septic	1	3,937	3,740
Water Well, 100 Feet	1	4,880	4,636

Deck

Treated Wood	264	4,206	3,996
Treated Wood w/Roof (Deck Portion)	271	4,279	4,065
Treated Wood w/Roof (Roof portion)	271	3,355	3,187

Garages

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

Base Cost	720	20,138	19,131
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Built-Ins

Appliance Allow.	1	1,673	1,589
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Fireplaces

Prefab 2 Story	1	2,306	2,191
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Carports

Aluminum	377	4,377	4,158
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Local Cost Items

WOOD HEAT SYSTEM	1	5,000	4,750
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Totals: 339,629 322,647

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 613,029

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2022 Est. T.C.V. 006-131-036-01	=	1,184,818
Est. TCV/Total Floor Area = 361.23		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
530,100 530,100 530,100	455,445	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 62,300 0	0	15,029 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
592,400 592,400 592,400	470,474	470,474 470,474

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45-006-131-037-00	2022 Est. T.C.V.	DIGGINS JOHN & KAREN
Property Class: 408		7125 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	300.00	1.0000	0.9635	5400	100		520,304
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			520,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1936

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
			Total:	81,016	44,558

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		
Water Well, 100 Feet	1	4,764	2,620		

Porches					
CSEP (1 Story)	128	4,151	2,283		
WPP	50	1,427	785		

Garages

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

Base Cost	600	22,068	12,137
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Exterior 1 Story	1	4,299	2,364
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Totals: 124,192 68,304

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 129,778

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1963

(11) Heating System: Space Heater
Ground Area = 504 SF Floor Area = 504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	504		

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	Total:	50,862	27,973
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	887	488
Porches			
CPP	162	2,132	1,173
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Common Wall: 1 Wall	1	-1,595	-877
Base Cost	228	7,736	4,255
Built-Ins			
Appliance Allow.	1	1,418	780
	Totals:	61,440	33,792

Notes: GUEST HOUSE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 64,205

2022 Est. T.C.V. 006-131-037-00	=	715,787				
Est. TCV/Total Floor Area = 535.77, Most recent sale 02/19/2014 for 450,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
306,600	306,600	306,600	272,825	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,300	0	0	9,003	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
357,900	357,900	357,900	281,828	281,828		0

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45-006-131-038-00	2022 Est. T.C.V.	JOHNSON ELIZABETH F &
Property Class: 408		7491 S DUNE HWY
Map #: 65	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 5400	47.50	577.74	1.2976	1.0288	5400	67	INTEREST SPLIT	229,427
48 Actual Front Feet, 0.63 Total Acres								
Total Est. Land Value =								229,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/67/36.85
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
Total:				69,841	25,737

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	887	327

Water/Sewer			
1000 Gal Septic	1	3,689	1,359
Water Well, 100 Feet	1	4,764	1,756

Porches			
CSEP (1 Story)	120	3,948	1,455

Built-Ins			
Appliance Allow.	1	1,418	523

Fireplaces			
Exterior 1 Story	1	4,299	1,584

Totals: 88,846 32,741

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 62,208

2022 Est. T.C.V. 006-131-038-00 = 293,135

Est. TCV/Total Floor Area = 407.13, Most recent sale 10/13/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	118,000	118,000	72,891	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,600	0	0	2,405	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	75,296	75,296	0	

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45-006-131-038-01	2022 Est. T.C.V.	JOHNSON ELIZABETH FENWICK
Property Class: 408		7491 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	47.50	541.06	1.2976	1.0221	5400	33	INTEREST SPLIT	112,262
48 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =			112,262

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/33/18.15
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	69,841	12,677

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	887	161

Water/Sewer			
1000 Gal Septic	1	3,689	670
Water Well, 100 Feet	1	4,764	865

Porches			
CSEP (1 Story)	120	3,948	717

Built-Ins			
Appliance Allow.	1	1,418	257

Fireplaces			
Exterior 1 Story	1	4,299	780

Totals: 88,846 16,127

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 30,641

2022 Est. T.C.V. 006-131-038-01 = 144,403

Est. TCV/Total Floor Area = 200.56

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,200	58,200	58,200	51,053	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	1,684	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,200	72,200	72,200	52,737	52,737	0

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45-006-131-039-00	2022 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 408		7487 S DUNE HWY
Map #: 63	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 5400	47.50	541.06	1.2976	1.0221	5400	100		340,189
48 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								340,189

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Space Heater
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	700		
Total:				66,631	36,647

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		
Water Well, 100 Feet	1	4,764	2,620		

Porches					
CSEP (1 Story)	112	3,739	2,056		

Built-Ins					
Appliance Allow.	1	1,418	780		

Fireplaces					
Exterior 1 Story	1	4,299	2,364		

Totals: 85,427 46,984

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 89,270

2022 Est. T.C.V. 006-131-039-00 = 434,459

Est. TCV/Total Floor Area = 620.66

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,100	175,100	175,100	103,857	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,100	0	0	3,427	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,200	217,200	217,200	107,284	107,284	107,284	

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45-006-131-041-00	2022 Est. T.C.V.	ROMAN LANCE A &
Property Class: 408		7101 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.68	216.33	0.9976	0.9325	5400	100		505,789
101 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =			505,789

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2500	0	0
D/W/P: 4in Concrete	6.03	120	0	0
Wood Frame	23.94	128	50	1,532

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,532

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1853 SF Floor Area = 3586 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,631		
2 Story	Siding	Slab	222		
2 Story	Siding	Overhang	144		
		Total:		352,256	246,580

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	2	8,039	5,627

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	496	6,498	4,549
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Garages

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

Base Cost	528	18,147	12,703
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 404,069 282,849

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 537,413

2022 Est. T.C.V. 006-131-041-00 = 1,049,734

Est. TCV/Total Floor Area = 292.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
460,800	460,800	460,800	255,112	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	64,100	0	0	8,418	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
524,900	524,900	524,900	263,530	263,530	263,530

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45-006-131-043-01	2022 Est. T.C.V.	DIETZEL VAUGHN R TRUST
Property Class: 408		7107 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	230.00	0.8677	0.9383	5400	100		439,628
GROUP B 5400	50.00	230.00	0.8677	0.9383	5400	50	SURPLUS: ZONING 100 ft	109,907
150 Actual Front Feet, 0.79 Total Acres								
Total Est. Land Value =								549,535

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.61	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1328 SF Floor Area = 1328 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,328		
Total:				130,381	78,229

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	638		

Water/Sewer					
1000 Gal Septic	1	3,937	2,362		
Water Well, 100 Feet	1	4,880	2,928		

Porches					
CPP	126	1,923	1,154		

Deck					
Treated Wood	442	5,887	3,532		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	540	16,378	9,827	
Common Wall: 1/2 Wall	1	-885	-531	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	21,074	12,644	
Class: C Exterior: Pole (Unfinished)				
Base Cost	4000	83,480	50,088	

Built-Ins

Appliance Allow.	1	1,673	1,004		
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Fireplaces

Interior 1 Story	2	8,133	4,880		
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Totals: 277,925 166,755

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 316,835

2022 Est. T.C.V. 006-131-043-01	=	868,870
Est. TCV/Total Floor Area = 654.27		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	385,100		385,100	385,100	345,040	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		49,300	0	0	11,386	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	434,400		434,400	434,400	356,426	356,426	356,426

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45-006-131-044-00	2022 Est. T.C.V.	DAVEY JOHN G & ANN G & DAVEY G J/T
Property Class: 408		7497 S DUNE HWY
Map #: 65	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 5400	100.97	427.10	0.9966	0.9982	5400 100	542,404
101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =						542,404

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1 100	10,000
Total Estimated Land Improvements True Cash Value =			10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Hot Water
Ground Area = 1804 SF Floor Area = 2255 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,804		
Total:				255,328	204,286

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WGEP (1 Story)	208	13,447	10,758
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Garages

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

Base Cost	576	19,279	15,423
Storage Over Garage	576	6,849	5,479
Door Opener	2	946	757

Class: C Exterior: Pole (Unfinished)

Base Cost	576	14,463	11,570
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Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Breezeways

Frame Wall	30	1,787	1,430
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Totals: 336,333 269,090

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 511,271

2022 Est. T.C.V. 006-131-044-00	=	1,063,675
Est. TCV/Total Floor Area = 471.70, Most recent sale 04/26/2004 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	480,600	480,600	480,600	273,311	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,200	0	0	9,019	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	531,800	531,800	531,800	282,330	282,330	282,330

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45-006-131-045-00	2022 Est. T.C.V.	WALSH D PATRICIA TRUST
Property Class: 408		7551 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	461.00	0.9050	1.0058	5400	100		491,549
GROUP B 5400	33.00	461.00	0.9050	1.0058	5400	50	SURPLUS: ZONING 100 ft	81,106
133 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =								572,655

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 988 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	988		
Total:				164,077	123,058

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

2000 Gal Septic	1	8,364	6,273
Water Well, 100 Feet	1	5,025	3,769

Porches

WSEP (1 Story)	216	9,342	7,006
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Deck

Treated Wood	402	5,660	4,245
Treated Wood	12	474	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Totals: 200,633 150,474

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 285,901

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls D Blt 1935

(11) Heating System: Wall/Floor Furnace
Ground Area = 432 SF Floor Area = 540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	432		
Total:				52,834	29,059

Other Additions/Adjustments

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Water/Sewer			
1000 Gal Septic	1	3,689	2,029
Porches			
WSEP (1 Story)	136	5,275	2,901
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	576	11,076	6,092
Built-Ins			
Appliance Allow.	1	1,418	780
Totals:		74,292	40,861

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 77,636

2022 Est. T.C.V. 006-131-045-00						=	941,192
Est. TCV/Total Floor Area = 465.48							
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
423,600	423,600	423,600	307,215	3.30			
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	47,000	0	0	10,138	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
470,600	470,600	470,600	317,353	317,353	0		

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45-006-131-045-10	2022 Est. T.C.V.	ROMMIES & C LLC
Property Class: 408		7595 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE 120K					120000	100		120,000
165 Actual Front Feet, 1.08 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1935

(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	660		
			Total:	96,577	61,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

WSEP (1 Story)	96	4,478	2,687
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Exterior 2 Story	1	6,100	3,660
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Totals: 122,049 73,230

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 139,137

2022 Est. T.C.V. 006-131-045-10 = 264,137

Est. TCV/Total Floor Area = 266.81, Most recent sale 10/29/2020 for 320,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,400	126,400	126,400	126,400	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	4,171	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,100	132,100	132,100	130,571	130,571	0

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45-006-131-046-00	2022 Est. T.C.V.	JONES GARY L & BARBARA A LIV TRUST
Property Class: 408		7531 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	412.37	0.8677	0.9947	5400	100		466,060
GROUP B 5400	50.00	412.37	0.8677	0.9947	5400	50	SURPLUS: ZONING 100 ft	116,515
150 Actual Front Feet, 1.42 Total Acres Total Est. Land Value =								582,574

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Slat, 6'	32.96	968	0	0
D/W/P: 3.5 Concrete	5.70	175	0	0
D/W/P: Asphalt Paving	2.68	4000	0	0
D/W/P: 4in Ren. Conc.	7.08	600	0	0
D/W/P: Patio Blocks	13.51	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	95	19,000
Total Estimated Land Improvements True Cash Value =				19,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2086 SF Floor Area = 2086 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,086		
Total:				242,212	169,560

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

2000 Gal Septic	1	8,364	5,855
Water Well, 100 Feet	1	5,025	3,517

Porches

WGEF (1 Story)	239	14,842	10,389
CCP (1 Story)	308	6,536	4,575

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	338	13,452	9,416
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	371	16,023	11,216

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 1 Story	1	5,635	3,944
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Totals: 322,470 225,739

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 428,904

2022 Est. T.C.V. 006-131-046-00

= 1,030,478

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Est. TCV/Total Floor Area = 494.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
459,200	459,200	459,200	308,370	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,000	0	0	10,176	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
515,200	515,200	515,200	318,546	318,546	0	

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45-006-131-047-00	2022 Est. T.C.V.	JONES GARY & BARBARA LIV TR
Property Class: 401		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	313.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 50,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1	Single Family	GARAGE	Cls CD	Blt 0
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(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	360	12,449	10,582		
Totals:	12,449	10,582			

Notes: NO PLUMBING - POSTED 1 TO REMOVE THE ALLOWANCE

ECF (4131 DUNE HIGHWAY AREAS) 1.500 => TCV:	15,873
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2022 Est. T.C.V. 006-131-047-00	=	67,373
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	32,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,065	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,700	33,700	33,700	33,365	33,365	0	

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45-006-131-048-00	2022 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 402		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S DUNE LK VIEW	200.00	470.00	1.0000	1.0000	500	100		100,000	
S DUNE LK VIEW	21.00	470.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	5,250	
221 Actual Front Feet, 2.38 Total Acres Total Est. Land Value =								105,250	

2022 Est. T.C.V. 006-131-048-00 = 105,250
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/10/1996 for 62,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	43,872	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,447	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	45,319	45,319	45,319	

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45-006-131-049-00	2022 Est. T.C.V.	JOHNSON BRADLEY J & KRISTEN M
Property Class: 408		7513 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	500.00	1.0000	1.0140	5400	100		547,573
100 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			547,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	688	50	12,776
D/W/P: Flagstone/Sand	18.18	906	0	0
D/W/P: Crushed Rock	1.96	2200	0	0
Wood Frame	20.62	280	50	2,887
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				35,663

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 761 SF Floor Area = 1595 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	761		
1 Story	Siding	Overhang	73		
		Total:		175,596	105,382

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CGEP (1 Story)	147	8,648	5,189
WGEP (1 Story)	87	7,625	4,575
CPP	24	580	348

Garages

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

Base Cost	272	11,748	7,049
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
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Totals: 226,734 136,064

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 258,522

2022 Est. T.C.V. 006-131-049-00 = 841,758

Est. TCV/Total Floor Area = 527.75, Most recent sale 10/31/2011 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
364,000	364,000	364,000	310,214	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,900	0	0	10,237	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	420,900	420,900	420,900	320,451	320,451	0

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45-006-131-050-00	2022 Est. T.C.V.	OLSON JOHN D ET AL
Property Class: 401		7573 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE 120K					120000	100		120,000
49 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.33	148	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	924		
			Total:	95,278	52,402

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064		585

Water/Sewer					
1000 Gal Septic		1	3,937		2,165
Water Well, 100 Feet		1	4,880		2,684

Porches					
CPP		192	2,713		1,492

Built-Ins					
Appliance Allow.		1	1,673		920

Fireplaces					
Exterior 1 Story		1	4,938		2,716

Totals: 114,483 62,964

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 119,632

2022 Est. T.C.V. 006-131-050-00	=	244,632
Est. TCV/Total Floor Area = 264.75, Most recent sale 02/08/1995 for 1		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
117,400 117,400 117,400 86,484 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,900 0 0 2,853 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
122,300 122,300 122,300 89,337 89,337 0		

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45-006-131-050-10	2022 Est. T.C.V.	SALISBURY RESORT LLC
Property Class: 401		7589 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE 120K					120000	100		120,000
62 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Stone	Basement	720		
			Total:	178,576	98,217

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	702

Water/Sewer			
1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches			
WPP	384	5,587	3,073

Built-Ins			
Appliance Allow.	1	2,394	1,317

Fireplaces			
Interior 2 Story	1	5,751	3,163

Totals: 202,819 111,551

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 211,947

2022 Est. T.C.V. 006-131-050-10 = 336,947

Est. TCV/Total Floor Area = 233.99, Most recent sale 01/15/1991 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,800	159,800	159,800	76,965	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	2,539	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,500	168,500	168,500	79,504	79,504	0	

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45-006-131-051-00	2022 Est. T.C.V.	SEXTON FAMILY COTTAGE LLC
Property Class: 408		7581 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	52.31	66.00	1.2546	0.8280	4000	100		217,343
52 Actual Front Feet, 0.08 Total Acres								217,343
Total Est. Land Value =								217,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 980 SF Floor Area = 1463 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	336		
1.75 Story	Siding	Crawl Space	644		
Total:				150,173	90,103

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck			
Treated Wood	100	2,210	1,326

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Prefab 1 Story	1	2,242	1,345
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Totals: 171,550 102,928

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 195,563

2022 Est. T.C.V. 006-131-051-00 = 417,906

Est. TCV/Total Floor Area = 285.65

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,000	189,000	189,000	189,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,000	0	0	6,237	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,000	209,000	209,000	195,237	195,237	0	

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45-006-131-052-00	2022 Est. T.C.V.	SEXTON RICHARD E & SANDRA G TRUST
Property Class: 401		7577 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> SITE 120K					120000	100		120,000
55 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	68	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,226

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1935

(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 1672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	836		
			Total:	164,578	106,975

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	72	2,222	1,444
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Deck

Treated Wood	132	2,730	1,774
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 2 Story	1	2,742	1,782
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Totals: 189,197 122,976

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 233,654

2022 Est. T.C.V. 006-131-052-00 = 359,880

Est. TCV/Total Floor Area = 215.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,300	170,300	170,300	102,786	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,600	0	3,391	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,900	179,900	179,900	106,177	106,177	0	

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Valuation Report

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45-006-131-053-00	2022 Est. T.C.V.	ROOMIES & C LLC
Property Class: 408		7627 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 300K					300000	100		300,000
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1282 SF Floor Area = 3212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	634		
3 Story	Siding	Slab	648		
		Total:		248,355	136,594

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	3,340	1,837	
Water/Sewer					
1000 Gal Septic		1	3,937	2,165	
Water Well, 100 Feet		1	4,880	2,684	

Porches					
CGEP (1 Story)		90	5,458	3,002	

Deck					
Treated Wood		128	2,614	1,438	

Balcony					
Wood Balcony		128	4,109	2,260	
Wood Balcony		96	3,082	1,695	

Built-Ins					
Appliance Allow.		1	1,673	920	

Fireplaces					
Direct-Vented Gas		1	1,859	1,022	

Totals: 279,307 153,617

Notes: MAIN RESIDENCE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 291,872

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 420 SF Floor Area = 420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	420		
			Total:	44,680	24,574

Other Additions/Adjustments

Built-Ins					
Appliance Allow.			1	1,418	780
			Totals:	46,098	25,354

Notes: BLUE INN

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 48,173

Cost Est. for Res. Bldg: 3 Single Family 2 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 512 SF Floor Area = 1024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	512		
			Total:	89,979	49,488

Other Additions/Adjustments

Porches					
CGEP (1 Story)			96	5,082	2,795

Built-Ins					
Appliance Allow.			1	1,418	780

Fireplaces					
Direct-Vented Gas			1	1,807	994
			Totals:	98,286	54,057

Notes: COTTAGE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 102,708

2022 Est. T.C.V. 006-131-053-00 = 747,753

Est. TCV/Total Floor Area = 160.60, Most recent sale 10/29/2020 for 715,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
355,700	355,700	355,700	355,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	11,738	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
373,900	373,900	373,900	367,438	367,438	0	

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Valuation Report

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45-006-131-054-00	2022 Est. T.C.V.	JACKSON LARY D & SARAH R
Property Class: 408		7667 S DUNE HWY
Map #: 65	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 C 4000	56.60	300.00	1.2204	0.9633	4000	100		266,167
57 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 266,167

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1576 SF Floor Area = 2402 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,000		
2 Story	Siding	Crawl Space	576		
			Total:	244,173	158,730

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	160	9,187	5,972
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Deck

Treated Wood w/Roof (Deck Portion)	40	1,383	1,342	*97% Good
Treated Wood w/Roof (Roof portion)	40	720	698	
Treated Wood	256	4,211	2,737	

Garages

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

Base Cost	240	10,807	7,025
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Direct-Vented Gas	1	2,614	1,699
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Totals: 294,039 191,816

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 364,450

2022 Est. T.C.V. 006-131-054-00 = 630,617

Est. TCV/Total Floor Area = 262.54

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,700	286,700	286,700	179,212	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,600	0	0	5,913	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,300	315,300	315,300	185,125	185,125	0	

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45-006-131-055-00	2022 Est. T.C.V.	SMITH RICHARD K JR TRUST
Property Class: 408		7161 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	400.00	0.9074	0.9916	5400	100		485,903
GROUP B 5400	32.00	400.00	0.9074	0.9916	5400	50	SURPLUS: ZONING 100 ft	77,745
132 Actual Front Feet, 1.21 Total Acres								
Total Est. Land Value =								563,648

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 2014 SF Floor Area = 2518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,014		
Total:				324,099	243,072

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	80	4,681	3,511
WPP	612	11,389	8,542

Garages

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

Base Cost	576	25,488	19,116
Common Wall: 1 Wall	1	-2,294	-1,720
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 2 Story	1	8,947	6,710
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Totals: 398,962 299,219

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 568,516

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 660 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
			Total:	70,968	46,128

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,064
		692

Garages

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

Base Cost	903	23,893	10,035	*42% Good
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Porches

CPP	20	457	297
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Totals:	98,055	58,239
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 110,654

2022 Est. T.C.V. 006-131-055-00 = 1,250,318

Est. TCV/Total Floor Area = 393.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
574,400	574,400	574,400	305,695	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,800	0	0	10,087	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
625,200	625,200	625,200	315,782	315,782	252,626	

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45-006-131-055-10	2022 Est. T.C.V.	SMITH BRADLEY & BRATT SMITH ANDREA
Property Class: 408		7179 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	70.00	200.00	1.1330	0.9252	5400	100		396,243
70 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			396,243

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1546 SF Floor Area = 1546 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,546		
Total:				169,708	110,311

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	96	2,167	1,409
Treated Wood	616	7,491	4,869

Garages

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

Base Cost	576	19,279	12,531
Common Wall: 1/2 Wall	1	-957	-622
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 215,086 139,806

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 265,631

2022 Est. T.C.V. 006-131-055-10 = 666,874

Est. TCV/Total Floor Area = 431.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,700	283,700	283,700	174,516	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	49,700	0	0	5,759	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
333,400	333,400	333,400	180,275	180,275	0	

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45-006-131-057-00	2022 Est. T.C.V.	MARTLEW JEFFREY L & VIRGINIA L
Property Class: 408		7647 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	50.03	360.00	1.2743	0.9810	4000	100		250,174
50 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			250,174

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 10 Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1716 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,144		
			Total:	203,949	163,170

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	66	3,254	2,603
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Deck

Treated Wood	312	4,795	3,836
Treated Wood	140	2,838	2,270
Treated Wood	12	474	379

Garages

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

Base Cost	580	21,564	17,251
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 2 Story	1	6,942	5,554
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Totals: 261,214 208,981

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 397,064

2022 Est. T.C.V. 006-131-057-00 = 654,738

Est. TCV/Total Floor Area = 381.55

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
308,300	308,300	308,300	211,898	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	19,100	0	0	6,992	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
327,400	327,400	327,400	218,890	218,890	218,890

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45-006-131-058-00	2022 Est. T.C.V.	CAWOOD WILLIAM E & JULIA A
Property Class: 408		7637 S DUNE HWY
Map #: 65	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 C 4000	50.03	350.00	1.2743	0.9783	4000	100		249,470
50 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		249,470

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1256 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,256		
			Total:	141,416	91,919

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 830

Water/Sewer		
1000 Gal Septic	1	4,209 2,736
Water Well, 100 Feet	1	5,025 3,266

Porches		
WPP	32	1,408 915

Garages

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

Base Cost	768	23,670	15,385
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 185,507 120,577

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 229,096

2022 Est. T.C.V. 006-131-058-00 = 478,566

Est. TCV/Total Floor Area = 381.02, Most recent sale 12/02/2014 for 352,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
215,700	215,700	215,700	187,816	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,600	0	0	6,197	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,300	239,300	239,300	194,013	194,013	0

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DB: 2022Ga

45-006-131-059-00	2022 Est. T.C.V.	DEERING PAUL M TRUST
Property Class: 408		7545 S DUNE HWY
Map #: 65	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 C 4000	50.00	174.24	1.2746	0.9124	4000	100		232,572
50 Actual Front Feet,	0.20	Total Acres			Total Est.	Land Value =		232,572

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements	True Cash Value =			6,226

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
Total:				94,197	80,068

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	904		

Water/Sewer					
1000 Gal Septic	1	3,937	3,346		
Water Well, 200 Feet	1	8,976	7,630		

Deck					
Treated Wood	493	6,325	5,376		

Built-Ins					
Appliance Allow.	1	1,673	1,422		

Totals: 116,172 98,746

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 187,617

2022 Est. T.C.V. 006-131-059-00 = 426,415

Est. TCV/Total Floor Area = 467.56, Most recent sale 12/08/1972 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,300	197,300	197,300	76,009	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	2,508	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
213,200	213,200	213,200	78,517	78,517	78,517

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45-006-132-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 66	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

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

2022 Est. T.C.V. 006-132-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-132-003-00	2022 Est. T.C.V.	MOLNAR JENNIFER Y TRUST
Property Class: 408		8257 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	250.00	1.0000	0.9461	6400	100		605,515
100 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =			605,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.65	180	50	1,138
Dock: Light posts	33.52	270	50	4,525
D/W/P: Asphalt Paving	2.33	2386	0	0
D/W/P: Patio Blocks	11.33	360	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,663

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1208 SF Floor Area = 1806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,208		
1 Story	Siding	Overhang	598		
		Total:		222,792	144,814

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684
2 Fixture Bath	1	3,960	2,574
Separate Shower	1	2,394	1,556

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	481	8,980	5,837
WPP	56	2,401	1,561

Deck

Treated Wood	81	2,091	1,359
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Garages

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

Base Cost	797	41,213	26,788
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	1	5,984	3,890
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Totals: 315,721 205,217

Notes:

Parcel Number: 45-006-132-003-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 389,912

2022 Est. T.C.V. 006-132-003-00 = 1,011,090

Est. TCV/Total Floor Area = 559.85, Most recent sale 09/29/2008 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
455,800	455,800	455,800	418,780	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,700	0	0	13,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
505,500	505,500	505,500	432,599	432,599	0	

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Valuation Report

DB: 2022Ga

45-006-132-004-00	2022 Est. T.C.V.	COUNTY OF LEELANAU
Property Class: 202		S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			0.050 Acres		0 100	0
			0.05 Total Acres		Total Est. Land Value =	0

2022 Est. T.C.V. 006-132-004-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-133-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ACREAGE TABLE 4019			407.050 Acres		4,000	100	1,628,200
		407.05	Total Acres		Total Est.	Land Value =	1,628,200

2022 Est. T.C.V. 006-133-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-134-001-00	2022 Est. T.C.V.	HILGARD JAMES H & JENNIFER F
Property Class: 408		7058 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	650.00	0.8677	1.1050	3000	100		287,638
GLENRD DVD&BLUF	50.00	650.00	0.8677	1.1050	3000	50	SURPLUS: ZONING 100 ft	71,909
150 Actual Front Feet, 2.24 Total Acres Total Est. Land Value =								359,547

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	275	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1978

(11) Heating System: Forced Hot Water
Ground Area = 1756 SF Floor Area = 1756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	952		
1 Story	Siding	Basement	804		
Total:				220,391	143,248

Other Additions/Adjustments

Exterior					
Brick Veneer		168	2,498		1,624

Plumbing					
Average Fixture(s)		1	1,277		830
3 Fixture Bath		1	4,020		2,613

Water/Sewer					
1000 Gal Septic		1	4,209		2,736
Water Well, 100 Feet		1	5,025		3,266

Porches					
CCP (1 Story)		36	1,001		651

Deck					
Treated Wood		120	2,550		1,657

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		1008	29,141		18,942
Common Wall: 1 Wall		1	-1,920		-1,248
Door Opener		3	1,419		922
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		528	18,147		11,796
Common Wall: 1 Wall		1	-1,920		-1,248

Built-Ins					
Appliance Allow.		1	2,394		1,556

Fireplaces					
Exterior 1 Story		1	5,635		3,663

Totals:			293,867		191,008
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Notes:

Parcel Number: 45-006-134-001-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 362,915

2022 Est. T.C.V. 006-134-001-00	=	724,962				
Est. TCV/Total Floor Area = 412.85, Most recent sale 11/21/1996 for 315,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
347,600	347,600	347,600	293,188	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	9,675	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
362,500	362,500	362,500	302,863	302,863		0

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Valuation Report

DB: 2022Ga

45-006-134-001-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 69	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			60.627 Acres		4,325 100	262,195
		60.63	Total Acres		Total Est. Land Value =	262,195

2022 Est. T.C.V. 006-134-001-10	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-134-001-20	2022 Est. T.C.V.	DEVIRGILIO MARK J & SUSAN J
Property Class: 408		7061 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	625.00	1.0000	1.0752	5500	100		591,345
100 Actual Front Feet,	1.44	Total Acres			Total Est.	Land Value =		591,345

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	35.28	340	50	5,997
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements	True Cash Value =			7,497

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

(11) Heating System: Electric Baseboard
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	89,454	62,620

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,064	745

Water/Sewer			
1000 Gal Septic	1	3,937	2,756
Water Well, 100 Feet	1	4,880	3,416

Porches			
CGEP (1 Story)	192	9,270	6,489

Deck			
Treated Wood	200	3,492	2,444

Built-Ins			
Appliance Allow.	1	1,673	1,171

Fireplaces			
Exterior 1 Story	1	4,938	3,457

Totals: 118,708 83,098

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 157,885

2022 Est. T.C.V. 006-134-001-20 = 756,727

Est. TCV/Total Floor Area = 875.84

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
371,600	371,600	371,600	183,098	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	6,042	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
378,400	378,400	378,400	189,140	189,140	0	

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Valuation Report

DB: 2022Ga

45-006-134-002-01	2022 Est. T.C.V.	WYMER ERIC L & MELISSA D
Property Class: 408		7088 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GLENRD DVD&BLUF	100.00	600.00	0.9864	1.0831	3000	100		320,498	
GLENRD DVD&BLUF	4.00	600.00	0.9864	1.0831	3000	50	SURPLUS: ZONING 100 ft	6,410	
104 Actual Front Feet, 1.43 Total Acres								Total Est. Land Value = 326,908	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1958

(11) Heating System: Forced Heat & Cool
Ground Area = 1786 SF Floor Area = 1786 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,170		
1 Story	Siding	Basement	616		
Total:				231,551	150,492

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	3	12,059	7,838

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	60	3,046	1,980
WCP (1 Story)	60	3,046	1,980

Deck

Treated Wood	200	3,576	2,324
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Garages

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

Base Cost	432	16,165	10,507
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 286,967 186,511

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 354,371

2022 Est. T.C.V. 006-134-002-01 = 686,279

Est. TCV/Total Floor Area = 384.25, Most recent sale 12/11/2020 for 809,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
328,600	328,600	328,600	328,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	14,500	0	0	10,843	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
343,100	343,100	343,100	339,443	339,443	0

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Valuation Report

DB: 2022Ga

45-006-134-003-01	2022 Est. T.C.V.	PFEIFER FRANK W & MARIE L TR
Property Class: 408		7097 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	80.00	0.7713	0.7127	5500	100		302,347
GROUP D 5500/	5.00	80.00	0.7713	0.7127	5500	50	SURPLUS: ZONING 100 ft	7,559
GLENRD DVD&BLUF	105.00	420.00	0.7713	0.9907	3000	100		240,699
210 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								550,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.95	60	50	928

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,928

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 920 SF Floor Area = 1840 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	920		
Total:				212,608	159,466

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,661
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	150	3,336	2,502
WPP	120	2,851	2,138

Balcony

Wood Balcony	32	1,128	846
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Garages

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

Base Cost	462	22,162	16,621
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 265,116 199,446

Notes:

Parcel Number: 45-006-134-003-01

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ECF (4134 BIG GLEN) 1.900 => TCV: 378,947

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

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

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 23.94

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 23.94

Total Floor Area: 1,200 Base Cost New of Upper Floors = 28,728

Reproduction/Replacement Cost = 28,728

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 12,640

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

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
------------------	--------------	------	--------------	----------------	-----------------	------

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 0

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 17,696

Replacement Cost/Floor Area= 23.94 Est. TCV/Floor Area= 14.75

Total Estimated True Cash Value of Commercial/Industrial Buildings = 17,696

2022 Est. T.C.V. 006-134-003-01 = 953,176

Est. TCV/Total Floor Area = 313.54

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
460,600	460,600	460,600	250,106	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	8,253	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
476,600	476,600	476,600	258,359	258,359	258,359

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Valuation Report

DB: 2022Ga

45-006-134-004-00	2022 Est. T.C.V.	CREIGHTON NANCY M REV TRUST
Property Class: 408		7107 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	56.37	108.19	1.2222	0.7571	5500	100		286,866
56 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								286,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Electric Baseboard
Ground Area = 715 SF Floor Area = 715 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	715		
Total:				74,793	48,614

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,042	677	

Water/Sewer					
1000 Gal Septic		1	3,856	2,506	
Water Well, 100 Feet		1	4,920	3,198	

Porches					
CSEP (1 Story)		60	2,471	1,606	
WPP		282	3,787	2,462	

Built-Ins					
Appliance Allow.		1	1,687	1,097	

Totals: 92,556 60,160

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 114,304

2022 Est. T.C.V. 006-134-004-00 = 402,670

Est. TCV/Total Floor Area = 563.17

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,200	197,200	197,200	79,977	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	2,639	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,300	201,300	201,300	82,616	82,616	0

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Valuation Report

DB: 2022Ga

45-006-134-005-00	2022 Est. T.C.V.	WHITESIDE CHARLES
Property Class: 408		7016 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	373.17	0.8264	0.9743	6000	100		483,084
GLENRD DVD&BLUF 114.45	373.17	0.7657	0.9618	3000	50		SURPLUS: ZONING 100 ft	126,429
214 Actual Front Feet, 1.84 Total Acres					Total Est.		Land Value =	609,514

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1930

(11) Heating System: Forced Heat & Cool
Ground Area = 1783 SF Floor Area = 1783 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,140		
1 Story	Siding	Crawl Space	643		
Total:				274,414	178,368

Other Additions/Adjustments

Recreation Room	1088	25,720	12,860
Basement, Outside Entrance, Above Grade	1	2,066	1,343

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	510	9,517	6,186
WPP	738	13,070	8,495

Deck

Treated Wood	48	1,585	1,030
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	25,488	16,567
No Concrete Floor	576	-4,015	-2,610

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Prefab 1 Story	1	3,172	2,062
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Totals: 376,487 240,856

Notes: 7001-WHITE HOUSE. NE ON PARCEL AT LAKE

ECF (4134 BIG GLEN) 1.900 => TCV: 457,627

Parcel Number: 45-006-134-005-00

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C 5 Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = 2109 SF Floor Area = 2109 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	409		
1 Story	Siding	Basement	1,700		
			Total:	265,174	172,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	83	2,363	1,536
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Deck

Treated Wood	448	6,075	3,949
Treated Wood	121	2,565	1,667

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	660	16,427	10,678
Door Opener	2	745	484

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	284	12,070	7,845
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 1 Story	1	2,242	1,457
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Totals:	328,605	213,583
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Notes: 7016-BROWN HSE ACROSS ST

ECF (4134 BIG GLEN) 1.900 => TCV: 405,808

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Heat & Cool

Ground Area = 1182 SF Floor Area = 1182 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,182		
			Total:	137,919	89,649

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

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1000 Gal Septic	1	4,209	2,736
Water Well, 50 Feet	1	2,324	1,511

Deck			
Treated Wood	76	1,897	1,233
Treated Wood	64	1,753	1,139

Porches			
WPP	779	10,680	6,942

Totals:	164,079	106,653
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Notes: 7021 S'LY HOUSE ON WATER.

ECF (4134 BIG GLEN) 1.900 => TCV: 202,641

2022 Est. T.C.V. 006-134-005-00 = 1,683,090

Est. TCV/Total Floor Area = 331.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
737,300	737,300	737,300	532,664	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	104,200	0	0	17,577	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
841,500	841,500	841,500	550,241	550,241	0	

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45-006-134-007-00	2022 Est. T.C.V.	DALY SUSAN & DALY BROOKE J/T
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK LOT\$725/FF	100.00	359.01	1.0000	1.0000	725	100		72,500	
BACK LOT\$725/FF	44.01	359.01	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	15,954	
144 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =								88,454	

2022 Est. T.C.V. 006-134-007-00 = 88,454

Est. TCV/Total Floor Area = 17.43, Most recent sale 05/18/2011 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.					
44,200	44,200	44,200	44,200	3.30					
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	0	0	0	0					
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
44,200	44,200	44,200	45,658	44,200	0				

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45-006-134-007-10	2022 Est. T.C.V.	JOHNSON HARVEY C & AMELIA D &
Property Class: 408		7115 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	100.00	0.8911	0.7453	5500	100		365,266
GLENRD DVD&BLUF	39.00	100.00	0.8911	0.6920	3000	50	SURPLUS: ZONING 100 ft	36,077
139 Actual Front Feet, 0.32 Total Acres								
Total Est. Land Value =								401,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995

(11) Heating System: Forced Hot Water

Ground Area = 1632 SF Floor Area = 2448 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,632		
Total:				324,440	243,329

Other Additions/Adjustments

Basement Living Area	1632	75,660	56,745
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Basement, Outside Entrance, Below Grade	2	6,218	4,663
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Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WPP	128	3,736	2,802
WPP	842	14,912	11,184
WCP (1 Story)	24	1,834	1,375

Deck

Treated Wood	180	3,546	2,659
w/Roof (Roof portion)	182	3,631	2,723

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	294	17,690	13,267
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals:		487,619	365,710
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Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 694,849

2022 Est. T.C.V. 006-134-007-10 = 1,098,692

Est. TCV/Total Floor Area = 448.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
520,900	520,900	520,900	282,396	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,400	0	0	9,319	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
549,300	549,300	549,300	291,715	291,715	0	

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45-006-134-007-20	2022 Est. T.C.V.	BAAD TRUST &
Property Class: 408		7147 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP D 5500/	100.00	116.93	0.8838	0.7689	5500	100		373,784	
GROUP D 5500/	42.31	116.93	0.8838	0.7689	5500	50	SURPLUS: ZONING 100 ft	79,068	
142 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 452,853	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.85	80	50	994

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,494

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1927

(11) Heating System: Forced Air w/ Ducts
Ground Area = 560 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	280		
1 Story	Siding	Crawl Space	140		
1 Story	Siding	Crawl Space	140		
Total:				84,865	50,919

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	638		

Water/Sewer					
1000 Gal Septic	1	3,937	2,362		
Water Well, 100 Feet	1	4,880	2,928		

Porches					
WSEP (1 Story)	169	6,924	4,154		

Deck					
Treated Wood	80	1,914	1,148		

Built-Ins					
Appliance Allow.	1	1,673	1,004		

Fireplaces					
Exterior 2 Story	1	6,100	3,660		

Totals: 111,357 66,813

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 126,945

2022 Est. T.C.V. 006-134-007-20 = 583,292

Est. TCV/Total Floor Area = 694.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,400	286,400	286,400	139,593	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	4,606	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,600	291,600	291,600	144,199	144,199	144,199	

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45-006-134-007-30	2022 Est. T.C.V.	DALY SUSAN & DALY BROOKE J/T
Property Class: 408		7155 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	125.00	0.9734	0.7793	5500	100		417,204
GROUP D 5500/	8.00	125.00	0.9734	0.7793	5500	50	SURPLUS: ZONING 100 ft	16,688
108 Actual Front Feet, 0.31 Total Acres								
Total Est. Land Value =								433,892

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,040		
Total:				181,231	135,922

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	3,322
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Plumbing

Average Fixture(s)	1	1,277	958
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Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	48	2,607	1,955
WPP	96	2,461	1,846
WPP	304	4,435	3,326
WPP	304	4,435	3,326

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	352	15,488	11,616
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 231,207 173,403

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 329,466

2022 Est. T.C.V. 006-134-007-30 = 764,858

Est. TCV/Total Floor Area = 490.29, Most recent sale 07/13/1989 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
368,900	368,900	368,900	294,657	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 45-006-134-007-30

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0	13,500	0	0	9,723	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
382,400	382,400	382,400	304,380	304,380	0

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45-006-134-007-40	2022 Est. T.C.V.	ZIERK NORMAN TRUST
Property Class: 408		7169 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	110.00	0.8759	0.7596	5500	100		365,948
GROUP D 5500/	46.00	110.00	0.8759	0.7596	5500	50	SURPLUS: ZONING 100 ft	84,168
146 Actual Front Feet, 0.37 Total Acres								
Total Est. Land Value =								450,117

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	40	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	408		
1 Story	Siding	Basement	456		
Total:				164,538	131,639

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,772
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Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	48	2,607	2,086
WPP	216	4,076	3,261
WPP	216	4,076	3,261

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals: 197,179 157,753

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 299,731

2022 Est. T.C.V. 006-134-007-40 = 751,348

Est. TCV/Total Floor Area = 590.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
363,400	363,400	363,400	279,650	3.30

2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,300	0	0	0	9,228	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
375,700	375,700	375,700	288,878	288,878	0

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45-006-134-007-50	2022 Est. T.C.V.	JOHNSON HARVEY C & AMELIA D &
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK LOT\$725/FF	100.00	200.00	1.0000	1.0000	725	100		72,500	
BACK LOT\$725/FF	40.00	200.00	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	14,500	
140 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value =	87,000

2022 Est. T.C.V. 006-134-007-50 = 87,000

Est. TCV/Total Floor Area = 68.40, Most recent sale 05/16/2011 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,500	43,500	43,500	43,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	44,935	43,500	0

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45-006-134-007-60	2022 Est. T.C.V.	BAAD TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK LOT\$725/FF	100.00	309.35	1.0000	1.0000	725	100		72,500	
BACK LOT\$725/FF	35.01	309.35	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	12,691	
135 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								85,191	

2022 Est. T.C.V. 006-134-007-60 = 85,191

Est. TCV/Total Floor Area = 66.97, Most recent sale 05/18/2011 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	42,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	44,005	42,600	42,600	

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Valuation Report

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45-006-134-007-70	2022 Est. T.C.V.	KNIGHT CHARLES F TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK LOT\$725/FF	100.00	342.66	1.0000	1.0000	725	100		72,500	
BACK LOT\$725/FF	44.12	342.66	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	15,994	
144 Actual Front Feet, 1.13 Total Acres								Total Est. Land Value =	88,494

2022 Est. T.C.V. 006-134-007-70 = 88,494

Est. TCV/Total Floor Area = 69.57, Most recent sale 08/25/2014 for 82,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
44,200	44,200	44,200	44,200	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,200	44,200	44,200	45,658	44,200	0

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45-006-134-008-00	2022 Est. T.C.V.	BARTON JAMES & BARTON SUSAN D
Property Class: 408		7216 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	67.19	486.26	1.1493	1.0276	3000	100		238,068
67 Actual Front Feet, 0.75 Total Acres								238,068
Total Est. Land Value =								238,068

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,618

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 962 SF Floor Area = 1202 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	962		
Total:				129,503	77,702

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CGEP (1 Story)	120	7,570	4,542
WPP	460	6,679	4,007

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 164,982 98,988

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 188,077

2022 Est. T.C.V. 006-134-008-00 = 428,763

Est. TCV/Total Floor Area = 356.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,600	206,600	206,600	101,609	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	3,353	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,400	214,400	214,400	104,962	104,962	0	

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45-006-134-009-00	2022 Est. T.C.V.	SCHMIDT NANCY L TRUST
Property Class: 408		7213 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	262.81	0.7529	0.9041	5500	100		374,394
GLENRD DVD&BLUF	125.00	262.81	0.7529	0.8811	3000	50	SURPLUS: ZONING 100 ft	124,387
225 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								498,781

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1064 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Slab	56		
Total:				157,210	86,465

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
2 Fixture Bath	1	2,690	1,479

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CGEP (1 Story)	403	19,005	10,453
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Deck

Treated Wood	150	2,963	1,630
Treated Wood	252	4,168	2,292

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	399	14,931	8,212
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	330	13,250	7,287
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Breezeways

Frame Wall	49	2,918	1,605
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Totals: 235,132 129,321

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 245,710

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Heat & Cool
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	240		
			Total:	31,989	17,594

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	702

Porches					
CSEP (1 Story)			105	4,394	2,417

Built-Ins					
Appliance Allow.			1	2,394	1,317

Totals: 40,054 22,030

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 41,857

2022 Est. T.C.V. 006-134-009-00 = 787,848

Est. TCV/Total Floor Area = 435.76, Most recent sale 08/28/2018 for 753,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
382,100	382,100	382,100	376,092	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,800	0	0	12,411	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
393,900	393,900	393,900	388,503	388,503	0

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45-006-134-010-00	2022 Est. T.C.V.	KNIGHT JOANNE P
Property Class: 408		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GLENRD DVD&BLUF	100.00	300.00	0.9249	0.9108	3000	100		252,704	
GLENRD DVD&BLUF	25.00	300.00	0.9249	0.9108	3000	50	SURPLUS: ZONING 100 ft	31,588	
125 Actual Front Feet, 0.86 Total Acres								Total Est. Land Value = 284,292	

2022 Est. T.C.V. 006-134-010-00 = 284,292

Est. TCV/Total Floor Area = 157.24, Most recent sale 03/29/2019 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,100	142,100	142,100	142,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,100	142,100	142,100	146,789	142,100	0	

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45-006-134-012-00	2022 Est. T.C.V.	HARRIS WILLIAM W & MOORE JAMIE M
Property Class: 401		7378 S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	100.00	400.00	1.0000	0.9850	1900	100		187,142
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								187,142

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.66	108	50	1,331
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,831

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1933

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1038 SF Floor Area = 1524 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	486		
1 Story	Siding	Crawl Space	352		
1 Story	Siding	Crawl Space	200		
Total:				159,471	87,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211
2 Fixture Bath	1	2,690	1,479

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CSEP (1 Story)	240	8,374	4,606
Foundation: Basement	240	5,179	2,848

Built-Ins

Appliance Allow.	1	2,394	1,317
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Totals: 192,639 105,953

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 201,311

2022 Est. T.C.V. 006-134-012-00 = 392,284

Est. TCV/Total Floor Area = 257.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,300	174,300	174,300	59,922	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	1,977	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,100	196,100	196,100	61,899	61,899	0	

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45-006-134-013-00	2022 Est. T.C.V.	KNIGHT CHARLES F TRUST
Property Class: 408		7299 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	75.00	46.00	1.1059	0.5699	3000	50	INTEREST SPLIT	70,909
75 Actual Front Feet,	0.08	Total Acres			Total Est.		Land Value =	70,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	765	50	16,566
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				36,566

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool
Ground Area = 2057 SF Floor Area = 2191 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	918		
1 Story	Siding	Basement	1,139		
1 Story	Siding	Overhang	68		
1 Story	Siding	Overhang	66		
		Total:		387,087	145,157

Other Additions/Adjustments

Recreation Room	919	24,087	9,033
Basement, Outside Entrance, Below Grade	3	11,051	4,144

Plumbing

Average Fixture(s)	1	2,867	1,075
3 Fixture Bath	3	27,132	10,174
2 Fixture Bath	1	6,029	2,261

Water/Sewer

1000 Gal Septic	1	5,290	1,984
Water Well, 100 Feet	1	5,664	2,124

Deck

Treated Wood	32	1,336	501
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Built-Ins

Appliance Allow.	1	5,926	2,222
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Fireplaces

Exterior 1 Story	1	8,453	3,170
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Porches

WPP	965	19,445	7,292
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Totals: 504,367 189,137

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 359,360

2022 Est. T.C.V. 006-134-013-00 = 466,835
Est. TCV/Total Floor Area = 213.07

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	218,000		218,000	218,000	154,653	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		15,400	0	0	5,103	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	233,400		233,400	233,400	159,756	159,756	0

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45-006-134-013-10	2022 Est. T.C.V.	KNIGHT JOANNE P
Property Class: 408		7299 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	75.00	46.00	1.1059	0.5699	3000	50	INTEREST SPLIT	70,909
75 Actual Front Feet,	0.08	Total Acres			Total Est.		Land Value =	70,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	765	50	16,566
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				36,566

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool
Ground Area = 2057 SF Floor Area = 2191 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/50/37.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	918		
1 Story	Siding	Basement	1,139		
1 Story	Siding	Overhang	68		
1 Story	Siding	Overhang	66		
		Total:		387,087	145,157

Other Additions/Adjustments

Recreation Room	919	24,087	9,033
Basement, Outside Entrance, Below Grade	3	11,051	4,144

Plumbing

Average Fixture(s)	1	2,867	1,075
3 Fixture Bath	3	27,132	10,174
2 Fixture Bath	1	6,029	2,261

Water/Sewer

1000 Gal Septic	1	5,290	1,984
Water Well, 100 Feet	1	5,664	2,124

Deck

Treated Wood	32	1,336	501
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Built-Ins

Appliance Allow.	1	5,926	2,222
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Fireplaces

Exterior 1 Story	1	8,453	3,170
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Porches

WPP	965	19,445	7,292
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Totals: 504,367 189,137

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 359,360

2022 Est. T.C.V. 006-134-013-10	=	466,835
Est. TCV/Total Floor Area = 213.07		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	218,000		218,000	218,000	154,653	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		15,400	0	0	5,103	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	233,400		233,400	233,400	159,756	159,756	0

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45-006-134-014-00	2022 Est. T.C.V.	KNIGHT CHRLES F TRUST
Property Class: 408		7287 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	50.00	1.0909	0.5819	3000	100		148,543
78 Actual Front Feet, 0.09 Total Acres					Total Est.		Land Value =	148,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	750	50	13,927
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				33,927

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,320		
			Total:	242,797	194,236

Other Additions/Adjustments

Recreation Room	1320	34,597	27,678
Basement, Outside Entrance, Below Grade	2	7,367	5,894

Plumbing

3 Fixture Bath	3	27,132	21,706
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Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	168	5,599	5,431	*97% Good
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Deck

Treated Wood	551	7,703	6,162
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Garages

Class: B Exterior: Block Foundation: 42 Inch (Finished)

Door Opener	3	1,986	1,589
Base Cost	1110	64,935	51,948

Class: B Exterior: Block Foundation: 42 Inch (Finished)

Base Cost	720	48,895	39,116
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Exterior 1 Story	1	8,453	6,762
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Totals: 467,668 375,085

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 712,662

Parcel Number: 45-006-134-014-00

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2022	Est. T.C.V.	006-134-014-00		=	895,132	
	Est. TCV/Total Floor Area	= 678.13				
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	417,800	417,800	417,800	235,310	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,800	0	0	7,765	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	447,600	447,600	447,600	243,075	243,075	0

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45-006-134-015-01	2022 Est. T.C.V.	CARLEY NANCY S TRUST
Property Class: 408		7338 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	779.49	0.8637	1.1563	3000	100		299,610
GLENRD DVD&BLUF	52.00	779.49	0.8637	1.1563	3000	50	SURPLUS: ZONING 100 ft	77,899
152 Actual Front Feet, 2.72 Total Acres Total Est. Land Value =								377,509

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1986

(11) Heating System: Forced Hot Water
Ground Area = 2371 SF Floor Area = 3922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,641		
2 Story	Siding	Blt-in Gar.	730		
Total:				332,041	232,458

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	3	12,059	8,441

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	91	2,432	1,702
WPP	136	3,121	2,185

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,142	2,199
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 2 Story	1	2,742	1,919
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Deck

Treated Wood	1647	18,512	12,958
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Totals: 387,427 271,226

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 515,329

2022 Est. T.C.V. 006-134-015-01 = 900,338

Est. TCV/Total Floor Area = 229.56, Most recent sale 12/30/1980 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
429,100	429,100	429,100	300,336	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,100	0	0	9,911	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	450,200	450,200	450,200	310,247	310,247	0

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45-006-134-015-10	2022 Est. T.C.V.	KNIGHT CHARLES F TRUST
Property Class: 408		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	254.00	787.17	0.7216	1.1592	3000	100		637,394
254 Actual Front Feet,	4.59	Total Acres			Total Est.	Land Value	=	637,394

2022 Est. T.C.V. 006-134-015-10	=	637,394
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Est. TCV/Total Floor Area = 162.52

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
318,700	318,700	318,700	131,959	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4,354	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
318,700	318,700	318,700	136,313	136,313	0		

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45-006-134-015-20	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		OFF S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			69.290 Acres		4,222	100		292,515
		69.29	Total Acres		Total Est.		Land Value =	292,515

2022 Est. T.C.V. 006-134-015-20	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-134-015-31	2022 Est. T.C.V.	ROBINSON ANDREW & ELIZABETH
Property Class: 408		7366 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GLENRD DVD&BLUF	100.00	812.31	0.8620	1.1683	3000	100		302,139	
GLENRD DVD&BLUF	52.83	812.31	0.8620	1.1683	3000	50	SURPLUS: ZONING 100 ft	79,810	
153 Actual Front Feet, 2.85 Total Acres								Total Est. Land Value = 381,949	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	860	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1981

(11) Heating System: Forced Heat & Cool

Ground Area = 2930 SF Floor Area = 3861 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,832		
1 Story	Siding	Crawl Space	98		
1 Story	Siding	Overhang	23		
1 Story	Siding	Overhang	200		
Total:				470,169	376,136

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	92	5,052	4,042
CPP	388	6,697	5,358

Deck

Treated Wood	563	7,488	5,990
Treated Wood	156	3,223	2,578

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	673	36,705	29,364
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 571,869 457,495

Notes:

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Valuation Report

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ECF (4134 BIG GLEN) 1.900 => TCV: 869,241

2022 Est. T.C.V. 006-134-015-31 = 1,253,690

Est. TCV/Total Floor Area = 324.71, Most recent sale 08/18/2016 for 841,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
561,000	561,000	561,000	455,089	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
32,900	32,900	0	32,900	15,017	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
626,800	626,800	626,800	503,006	503,006	503,006	

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45-006-134-015-41	2022 Est. T.C.V.	DUNN EDWIN R & KATHLEEN L
Property Class: 408		7394 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GLENRD DVD&BLUF	100.00	739.33	0.8739	1.1411	3000	100		299,156	
GLENRD DVD&BLUF	47.00	739.33	0.8739	1.1411	3000	50	SURPLUS: ZONING 100 ft	70,302	
147 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value =			369,458	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1674 SF Floor Area = 2736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,310		
1 Story	Siding	Crawl Space	364		
1 Story	Siding	Overhang	80		
Total:				318,263	222,784

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
2 Fixture Bath	1	3,960	2,772

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

CCP (1 Story)	80	2,547	1,783
CSEP (1 Story)	210	9,668	6,768

Deck

Treated Wood	192	3,711	2,598
Treated Wood	168	3,385	2,369

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Prefab 2 Story	1	3,921	2,745
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Totals: 366,965 256,876

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 488,064

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 512 SF Floor Area = 512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	512		
			Total:	69,015	55,213

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504

Built-Ins					
Appliance Allow.			1	3,439	2,751

Totals:				74,334	59,468
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 112,989

2022 Est. T.C.V. 006-134-015-41 = 975,511

Est. TCV/Total Floor Area = 300.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
469,600	469,600	469,600	287,917	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	9,501	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
487,800	487,800	487,800	297,418	297,418	0

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45-006-134-015-53	2022 Est. T.C.V.	SCHELLHAMMER JOEL & ALLISON
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
ASHLAND 1900	100.00	345.84	0.9176	0.9498	1900	100		165,583	
ASHLAND 1900	41.07	345.84	0.9176	0.9498	1900	50	SURPLUS: ZONING	100	34,003
141 Actual Front Feet, 1.12 Total Acres								Total Est. Land Value = 199,586	

2022 Est. T.C.V. 006-134-015-53 = 199,586

Est. TCV/Total Floor Area = 61.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,400	96,400	96,400	96,400	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	3,181	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,800	99,800	99,800	99,581	99,581	0	

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Valuation Report

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45-006-134-015-70	2022 Est. T.C.V.	LEJEUNE BARBARA B
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD 100K/F	44.00	425.00	1.2793	1.0000	1000	33	INT SPLIT	18,575
44 Actual Front Feet,	0.43	Total Acres			Total Est.		Land Value =	18,575

2022 Est. T.C.V. 006-134-015-70	=	18,575
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Est. TCV/Total Floor Area = 5.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,600	11,600	11,600	1,730	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	57	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	1,787	1,787	0	

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Valuation Report

DB: 2022Ga

45-006-134-015-71	2022 Est. T.C.V.	CARLEY NANCY S TRUST
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD 100K/F	44.00	425.00	1.2793	1.0000	1000	33	INT SPLIT	18,575
44 Actual Front Feet,	0.43	Total Acres			Total Est.		Land Value =	18,575

2022 Est. T.C.V. 006-134-015-71	=	18,575
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Est. TCV/Total Floor Area = 5.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,600	11,600	11,600	1,399	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,300	0	0	46	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	1,445	1,445	0

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45-006-134-015-72	2022 Est. T.C.V.	DUNN EDWIN R & KATHLEEN L
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD 100K/F	44.00	425.00	1.2793	1.0000	1000	33	INT SPLIT	18,575
44 Actual Front Feet,	0.43	Total Acres			Total Est.		Land Value =	18,575

2022 Est. T.C.V. 006-134-015-72	=	18,575
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Est. TCV/Total Floor Area = 5.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,600	11,600	11,600	1,399	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	46	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	1,445	1,445	0

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45-006-134-016-00	2022 Est. T.C.V.	WRIGHT MICHAEL R TRUST
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	100.00	450.00	0.9006	1.0144	1900	100		173,580
ASHLAND 1900	52.00	450.00	0.9006	1.0144	1900	50	SURPLUS: ZONING 100 ft	45,131
152 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								218,710

2022 Est. T.C.V. 006-134-016-00 = 218,710

Est. TCV/Total Floor Area = 67.34, Most recent sale 09/20/1990 for 56,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,800	100,800	100,800	39,884	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	1,316	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,400	109,400	109,400	41,200	41,200	0

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45-006-134-017-00	2022 Est. T.C.V.	HARRIS WILLIAM W & MOORE JAMIE M
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	100.00	501.51	0.9006	1.0423	1900	100		178,347
ASHLAND 1900	52.00	501.51	0.9006	1.0423	1900	50	SURPLUS: ZONING 100 ft	46,370
152 Actual Front Feet, 1.75 Total Acres							Total Est. Land Value =	224,717

2022 Est. T.C.V. 006-134-017-00 = 224,717

Est. TCV/Total Floor Area = 69.19, Most recent sale 03/29/2013 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,800	100,800	100,800	89,434	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,600	0	0	2,951	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,400	112,400	112,400	92,385	92,385	0	

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45-006-134-018-00	2022 Est. T.C.V.	SCHELLHAMME JOEL & ALLISON L
Property Class: 408		7408 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GLENRD DVD&BLUF	82.69	574.20	1.0688	1.0713	3000	100	284,027
83 Actual Front Feet, 1.09 Total Acres							
Total Est. Land Value =							284,027

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1573 SF Floor Area = 1573 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,309		
1 Story	Siding	Crawl Space	264		
Total:				142,743	85,646

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
2 Fixture Bath	1	2,246	1,348

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

WSEP (1 Story)	71	3,598	2,159
WSEP (1 Story)	181	7,296	4,378

Deck

Treated Wood	60	1,655	993
Treated Wood	353	5,083	3,050

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	15,082	9,049
Door Opener	1	420	252

Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Exterior 1 Story	1	4,938	2,963
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Totals: 194,615 116,770

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 221,862

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1903

(11) Heating System: Forced Air w/ Ducts
Ground Area = 418 SF Floor Area = 418 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	418		
			Total:	47,237	28,342

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	766

Deck					
Treated Wood			30	1,165	699

Built-Ins					
Appliance Allow.			1	2,394	1,436

Totals:				52,073	31,243
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 59,362

2022 Est. T.C.V. 006-134-018-00 = 570,251

Est. TCV/Total Floor Area = 286.41, Most recent sale 08/21/2020 for 639,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
268,600	268,600	268,600	268,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	8,863	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,100	285,100	285,100	277,463	277,463	0	

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45-006-134-019-00	2022 Est. T.C.V.	MCEL RATH & RODMAN & DEFOREST
Property Class: 401		7318 S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	100.00	400.00	0.9420	0.9850	1900	100		176,287
ASHLAND 1900	27.00	400.00	0.9420	0.9850	1900	50	SURPLUS: ZONING 100 ft	23,799
127 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								200,086

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1930

(11) Heating System: Wall/Floor Furnace
Ground Area = 1551 SF Floor Area = 1551 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,050		
1 Story	Siding	Crawl Space	501		
Total:				177,591	113,666

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
2 Fixture Bath	1	2,690	1,722

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Porches

WSEP (2 Story)	288	18,377	11,761
WGEP (1 Story)	120	9,480	6,067
WCP (1 Story)	30	1,934	1,238
WPP	96	2,461	1,575

Deck

Treated Wood	60	1,694	1,084
Treated Wood	640	7,680	4,915

Built-Ins

Appliance Allow.	1	2,394	1,532
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Fireplaces

Interior 1 Story	1	4,619	2,956
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Totals: 239,431 153,243

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 291,162

2022 Est. T.C.V. 006-134-019-00 = 492,748

Est. TCV/Total Floor Area = 317.70, Most recent sale 01/22/1998 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
225,200	225,200	225,200	189,461	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,200	0	0	6,252	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	246,400	246,400	246,400	195,713	195,713	0

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45-006-134-020-00	2022 Est. T.C.V.	RAINES JOHN C REV FAMILY TRUST
Property Class: 401		7283 S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	100.00	321.47	0.8801	0.9326	1900	100		155,947
ASHLAND 1900	66.67	321.47	0.8801	0.9326	1900	50	SURPLUS: ZONING 100 ft	51,983
167 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								207,930

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1488 SF Floor Area = 1488 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
1 Story	Siding	Crawl Space	144		
1 Story	Siding	Crawl Space	96		
Total:				173,723	95,554

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,218
Plumbing			
2 Fixture Bath	1	2,690	1,479
Water/Sewer			
1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764
Porches			
CSEP (1 Story)	288	9,628	5,295
CGEP (1 Story)	120	7,570	4,163
CGEP (1 Story)	120	7,570	4,163
WCP (1 Story)	32	2,027	1,115
Foundation: Basement	32	749	412
WCP (1 Story)	24	1,567	862
Built-Ins			
Appliance Allow.	1	2,394	1,317
Fireplaces			
Interior 1 Story	1	4,619	2,540
Totals:		223,986	123,197

Notes: MAIN HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 234,074

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	432		
1 Story	Siding	Slab	288		
			Total:	84,711	46,591

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	585
Porches					
WPP			280	3,867	2,127
Built-Ins					
Appliance Allow.			1	1,673	920
Fireplaces					
Interior 1 Story			1	4,067	2,237
Deck					
w/Roof (Roof portion)			56	867	477
Breezeways					
Frame Wall			56	2,905	1,598
			Totals:	99,154	54,535

Notes: 2ND DWELLING

ECF (4134 BIG GLEN) 1.900 => TCV: 103,617

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 476 SF Floor Area = 476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	476		
			Total:	49,607	27,284

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	887	488
Built-Ins					
Appliance Allow.			1	1,418	780
			Totals:	51,912	28,552

Notes: SOUTH DWELLING

ECF (4134 BIG GLEN) 1.900 => TCV: 54,249

2022 Est. T.C.V. 006-134-020-00 = 604,870

Est. TCV/Total Floor Area = 225.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
289,100	289,100	289,100	96,324	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,300	0	0	3,178	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,400	302,400	302,400	99,502	99,502	0	

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45-006-134-021-00	2022 Est. T.C.V.	KNIGHT CHARLES F & JOANNE
Property Class: 409		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value C> ACCESS \$220K					220000 100	220,000
91 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	220,000

2022 Est. T.C.V. 006-134-021-00	=	220,000
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Est. TCV/Total Floor Area = 81.97

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,000	110,000	110,000	33,020	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,089	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,000	110,000	110,000	34,109	34,109	0	

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Valuation Report

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45-006-134-022-00	2022 Est. T.C.V.	FORNOWSKI RONALD E TRUST
Property Class: 408		7418 S GLEN LAKE RD
Map #: 70,69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	408.50	0.9311	0.9838	3000	100		274,813
GLENRD DVD&BLUF	22.63	408.50	0.9311	0.9838	3000	50	SURPLUS: ZONING 100 ft	31,095
123 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								305,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	3500	0	0
Wood Frame	31.00	120	50	1,860
Wood Frame	27.30	200	50	2,730
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				12,090

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 3175 SF Floor Area = 3203 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	3,175		
1 Story	Siding	Overhang	28		
Total:				472,217	377,773

Other Additions/Adjustments

Recreation Room	1587	37,517	30,014
Exterior			
Stone Veneer	90	3,632	2,906
Basement, Outside Entrance, Below Grade	2	6,218	4,974
Plumbing			
Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
Water/Sewer			
1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322
Porches			
WPP	310	5,813	4,650
WPP	737	13,052	10,442

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	38,788	31,030
Storage Over Garage	728	11,320	9,056
Door Opener	1	591	473
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,542	2,834
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

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Interior 1 Story	1	5,984	4,787
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Totals:	626,686	501,349
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Notes: 2002 ADDITION & DETACHED GARAGE

ECF (4134 BIG GLEN) 1.900 => TCV: 952,563

2022 Est. T.C.V. 006-134-022-00 = 1,270,562

Est. TCV/Total Floor Area = 396.68, Most recent sale 06/08/1993 for 92,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
596,100	596,100	596,100	265,829	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,200	0	0	8,772	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
635,300	635,300	635,300	274,601	274,601	274,601

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Valuation Report

DB: 2022Ga

45-006-134-023-00	2022 Est. T.C.V.	SMITH DAVID N & REISEN ROBIN
Property Class: 408		7446 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GLENRD DVD&BLUF	200.00	435.00	0.7846	0.9994	3000 100	470,480
200 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =						470,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Heat & Cool
Ground Area = 1174 SF Floor Area = 2054 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,174		
Total:				241,202	180,891

Other Additions/Adjustments

Recreation Room	300	5,019	3,764
Basement, Outside Entrance, Below Grade	1	2,215	1,661

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	40	2,353	1,765
WCP (1 Story)	60	3,046	2,284
WPP	96	2,461	1,846
WCP (1 Story)	20	1,306	979

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	25,834	19,375
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
2nd on Same Stack	1	3,776	2,832

Totals: 312,529 234,384

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 445,330

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1940

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(11) Heating System: Space Heater
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,240		
			Total:	110,432	66,259

Other Additions/Adjustments

Plumbing					
2 Fixture Bath			1	2,246	1,348

Porches					
WSEP (1 Story)			340	11,893	7,136

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	16,120	9,672
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			360	12,449	7,469
No Concrete Floor			360	-1,901	-1,141

Built-Ins					
Appliance Allow.			1	1,673	1,004

Fireplaces					
Exterior 1 Story			1	4,938	2,963

Totals:				157,850	94,711
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Notes: 7438 WITH D.G. & BOAT HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 179,950

2022 Est. T.C.V. 006-134-023-00 = 1,100,760

Est. TCV/Total Floor Area = 334.17

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
524,800	524,800	524,800	322,375	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	10,638	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
550,400	550,400	550,400	333,013	333,013	0	

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Valuation Report

DB: 2022Ga

45-006-134-024-00	2022 Est. T.C.V.	WADE FETZER CO
Property Class: 408		7482 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	300.00	440.00	0.6808	1.0023	3000	100		614,104
300 Actual Front Feet, 3.03 Total Acres								
Total Est. Land Value =								614,104

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 2284 SF Floor Area = 4568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,008		
2 Story	Siding	Basement	1,276		
Total:				528,252	343,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	686	12,746	8,285
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	686	28,853	18,754
Common Wall: 1 Wall	1	-2,294	-1,491

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	612	17,864	11,612
Door Opener	1	420	273

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
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Totals: 620,258 403,167

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 766,017

2022 Est. T.C.V. 006-134-024-00 = 1,385,121

Est. TCV/Total Floor Area = 303.22

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
661,200	661,200	661,200	339,351	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-134-024-00

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0	31,400	0	0	11,198	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
692,600	692,600	692,600	350,549	350,549	0

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Valuation Report

DB: 2022Ga

45-006-134-025-00	2022 Est. T.C.V.	WADE FETZER CO
Property Class: 408		7527 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	425.00	1.0000	0.9954	5500	100		547,448
100 Actual Front Feet,	0.98	Total Acres			Total Est.	Land Value =		547,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	13.44	24	50	161
Total Estimated Land Improvements	True	Cash Value =		161

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 416 SF Floor Area = 416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	416		
			Total:	46,968	25,831

Other Additions/Adjustments

Exterior					
Brick Veneer		160	2,189	1,204	

Plumbing					
Average Fixture(s)		1	1,064	585	

Water/Sewer					
1000 Gal Septic		1	3,937	2,165	
Water Well, 100 Feet		1	4,880	2,684	

Porches					
WGEP (1 Story)		203	12,038	6,621	
CPP		19	434	239	

Built-Ins					
Appliance Allow.		1	1,673	920	

Fireplaces					
Exterior 1 Story		1	4,938	2,716	

Totals: 78,121 42,965

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 81,634

2022 Est. T.C.V. 006-134-025-00 = 629,243

Est. TCV/Total Floor Area = 1512.60

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,300	311,300	311,300	156,739	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	5,172	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,600	314,600	314,600	161,911	161,911	0	

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Valuation Report

DB: 2022Ga

45-006-134-026-00	2022 Est. T.C.V.	WADE FETZER CO
Property Class: 408		7507 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	425.00	1.0000	0.9954	5500	100		547,448
100 Actual Front Feet,	0.98	Total Acres			Total Est.	Land Value =		547,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements	True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1957

(11) Heating System: Electric Baseboard
Ground Area = 2259 SF Floor Area = 2259 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,259		
			Total:	296,924	178,156

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	2	11,822	7,093

Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 100 Feet	1	5,403	3,242

Porches

WGEP (1 Story)	300	21,441	12,865
WPP	26	1,373	824
WPP	32	1,623	974

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Exterior 2 Story	1	8,947	5,368
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Totals: 357,729 214,639

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 407,813

2022 Est. T.C.V. 006-134-026-00 = 957,761

Est. TCV/Total Floor Area = 423.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
462,200	462,200	462,200	219,045	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,700	0	0	7,228	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
478,900	478,900	478,900	226,273	226,273	0

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DB: 2022Ga

45-006-134-027-00	2022 Est. T.C.V.	KNIGHT CHARLES F & JOANNE P
Property Class: 401		7252 S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1900	200.00	498.13	0.8113	1.0405	1900	100		320,763
ASHLAND 1900	30.86	498.13	0.8113	1.0405	1900	50	SURPLUS: ZONING 100 ft	24,747
ACREAGE TABLE 4134			2.614 Acres		45,000	100		117,630
231 Actual Front Feet, 5.25 Total Acres Total Est. Land Value =								463,140

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.69	128	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	3	100	30,000
Total Estimated Land Improvements True Cash Value =				30,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls B Blt 0

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = 2818 SF Floor Area = 4589 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Basement	196		
2 Story	Siding	Basement	1,311		
1 Story	Siding	Basement	1,311		
1 Story	Siding	Overhang	36		
1 Story	Siding	Overhang	32		
Total:				711,372	569,097

Other Additions/Adjustments

Recreation Room	1507	39,498	31,598
Plumbing			
3 Fixture Bath	2	18,088	14,470
Water/Sewer			
2000 Gal Septic	1	10,315	8,252
Water Well, 150 Feet	1	8,366	6,693
Porches			
WPP	50	2,487	1,990

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	484	32,210	25,768
Door Opener	1	662	530
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,324	1,059
Base Cost	1317	71,777	57,422

Built-Ins

Appliance Allow.	1	5,926	4,741
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Totals: 902,025 721,620

Notes: MAIN HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 1,371,078

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 1985

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(11) Heating System: Forced Air w/ Ducts
Ground Area = 1078 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,078		
			Total:	163,959	131,168

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Exterior 1 Story	1	8,453	6,762
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Totals:	201,203	160,963
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Notes: STUDIO/GUEST HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 305,830

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls B Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 384 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	384		
			Total:	49,539	39,630

Other Additions/Adjustments

Built-Ins

Appliance Allow.	1	5,926	4,741
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Totals:	55,465	44,371
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Notes: GAZEBO

ECF (4134 BIG GLEN) 1.900 => TCV: 84,305

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls B Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 420 SF Floor Area = 420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	420		
			Total:	41,866	33,493

Other Additions/Adjustments

Built-Ins

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Appliance Allow.	1	5,926	4,741
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Totals:	47,792	38,234
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Notes: STUDIO IN HILL

ECF (4134 BIG GLEN) 1.900 => TCV: 72,645

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: TENNIS COURT

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	75	33,156

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 46,418

Total Estimated True Cash Value of Commercial/Industrial Buildings = 46,418

2022 Est. T.C.V. 006-134-027-00 = 2,373,416

Est. TCV/Total Floor Area = 366.78

2021 Assessed MBOR S.E.V.

1,123,000 1,123,000 1,123,000

Base for Cap

C.P.I.

664,871

3.30

2022 New Eq. Adjustment Loss

Additions

Tax Adjustment

Losses

0 63,700 0

0

21,940

0

2022 Assessed MBOR S.E.V.

Capped

->Taxable<-

PRE/MBT

1,186,700 1,186,700 1,186,700

686,811

686,811

0

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Valuation Report

DB: 2022Ga

45-006-134-028-00	2022 Est. T.C.V.	RIVA INVESTMENTS LLC
Property Class: 408		7547 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	100.00	0.7846	0.7453	5500	100		321,591
GLENRD DVD&BLUF	100.00	300.00	0.7846	0.9108	3000	100		214,373
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								535,964

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	13.44	60	50	403
Dock: Light posts	35.28	780	50	13,759
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				23,662

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1939

(11) Heating System: Electric Wall Heat
Ground Area = 879 SF Floor Area = 1758 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	879		
			Total:	181,322	99,725

Other Additions/Adjustments

Recreation Room	457	7,646	3,823
Basement, Outside Entrance, Below Grade	1	2,215	1,218

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WPP	261	4,327	2,380
WPP	156	3,421	1,882
WSEP (1 Story)	76	4,225	2,324
WPP	155	3,407	1,874

Deck

Treated Wood	200	3,576	1,967
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	473	260
Base Cost	2078	63,857	35,121

Built-Ins

Appliance Allow.	1	2,394	1,317
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Totals: 291,394 159,883

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 303,778

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Valuation Report

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Parcel Number: 45-006-134-028-00

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2022	Est. T.C.V.	006-134-028-00	=	863,404		
Est. TCV/Total Floor Area = 491.13, Most recent sale 12/16/2004 for 0						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	418,700	418,700	418,700	326,339	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,000	0	0	10,769	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	431,700	431,700	431,700	337,108	337,108	0

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Valuation Report

DB: 2022Ga

45-006-134-028-50	2022 Est. T.C.V.	TOTTEN JEFFREY J & PHYLLIS
Property Class: 408		7533 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	100.00	0.7846	0.7453	5500	100		321,591
GLENRD DVD&BLUF	100.00	320.00	0.7846	0.9256	3000	100		217,860
200 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								539,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	11.91	42	50	250
Fencing: Wd, Picket, 30-40	11.91	66	50	393
Dock: Light posts	37.14	1080	50	20,055
D/W/P: 3.5 Concrete	5.70	120	0	0
D/W/P: Flagstone/Sand	18.18	160	0	0
D/W/P: Crushed Rock	1.96	280	0	0
D/W/P: 3.5 Concrete	5.70	80	0	0
Wood Frame	24.95	100	50	1,247

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				29,445

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1929

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1447 SF Floor Area = 3072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,447		
1 Story	Siding	Overhang	178		
Total:				292,746	161,015

Other Additions/Adjustments

Exterior			
Stone Veneer	40	1,314	723

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211
Separate Shower	1	1,176	647

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WSEP (1 Story)	178	8,076	4,442
WPP	437	6,350	3,492

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 2 Story	1	5,751	3,163
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Totals: 332,338 182,791

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 347,303

Parcel Number: 45-006-134-028-50

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2022	Est. T.C.V.	006-134-028-50	=	916,199		
Est. TCV/Total Floor Area = 298.24, Most recent sale 09/30/1998 for 420,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	443,000	443,000	443,000	338,781	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,100	0	0	11,179	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	458,100	458,100	458,100	349,960	349,960	0

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Valuation Report

DB: 2022Ga

45-006-134-030-00	2022 Est. T.C.V.	KRAUSE TOM
Property Class: 408		7580 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	200.00	408.28	0.7846	0.9837	3000	100		463,083
200 Actual Front Feet, 1.88 Total Acres Total Est. Land Value =								463,083

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1000	50	1,340
D/W/P: 4in Ren. Conc.	7.08	360	50	1,274
Wood Frame	21.19	216	50	2,288
Total Estimated Land Improvements True Cash Value =				4,902

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1928

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1832 SF Floor Area = 3583 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,048		
1 Story	Siding	Basement	524		
1 Story	Siding	Piers	260		
1 Story	Siding	Overhang	1751		
Total:				357,799	286,218

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,772
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Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152
Separate Shower	1	1,176	941

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	380	10,758	8,606
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Deck

Treated Wood	438	5,992	4,794
Treated Wood	312	4,795	3,836

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	3	1,419	1,135
Base Cost	1751	65,522	52,418

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 1 Story	1	5,635	4,508
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 477,926 382,920

Parcel Number: 45-006-134-030-00

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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 727,548

2022 Est. T.C.V. 006-134-030-00	=	1,195,533			
Est. TCV/Total Floor Area = 333.67, Most recent sale 11/11/2019 for 665,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
421,500	421,500	421,500	413,481	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
164,100	12,200	0	164,100	13,644	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
597,800	597,800	597,800	591,225	591,225	591,225

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Valuation Report

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45-006-134-031-00	2022 Est. T.C.V.	JERIS LAUREL H TRUST
Property Class: 409		S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	0.9787	3000	100	293,606
100 Actual Front Feet,	0.92	Total Acres			Total Est.	Land Value =	293,606

2022 Est. T.C.V. 006-134-031-00 = 293,606

Est. TCV/Total Floor Area = 81.94, Most recent sale 12/15/1997 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,800	146,800	146,800	141,960	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	4,684	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,800	146,800	146,800	146,644	146,644	0

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Valuation Report

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45-006-134-032-00	2022 Est. T.C.V.	SENER RICHARD H JR & MARY S ET AL
Property Class: 408		7608 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	0.9787	3000	50	INTEREST SPLIT	146,803
100 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	146,803

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1190 SF Floor Area = 1190 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/50/30
Economic Depreciation because of: INT SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,190		
Total:				101,284	30,385

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	2,808	842	

Water/Sewer					
1000 Gal Septic		1	3,689	1,107	
Water Well, 100 Feet		1	4,764	1,429	

Porches					
CPP		35	719	216	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		252	8,707	2,612	

Built-Ins

Appliance Allow.		1	1,418	425	
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Fireplaces

Interior 1 Story		1	3,573	1,072	
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Totals: 126,962 38,088

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 72,367

2022 Est. T.C.V. 006-134-032-00 = 221,670

Est. TCV/Total Floor Area = 186.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	99,986	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	3,299	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,800	110,800	110,800	103,285	103,285	0	

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Valuation Report

DB: 2022Ga

45-006-134-032-01	2022 Est. T.C.V.	SENER RICHARD H JR & MARY S ET AL
Property Class: 408		7608 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	0.9787	3000	50	INTEREST SPIT	146,803
100 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	146,803

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1190 SF Floor Area = 1190 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/50/30
Economic Depreciation because of: INT SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,190		
Total:				101,284	30,385

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	2,808	842	

Water/Sewer					
1000 Gal Septic		1	3,689	1,107	
Water Well, 100 Feet		1	4,764	1,429	

Porches					
CPP		35	719	216	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		252	8,707	2,612	

Built-Ins

Appliance Allow.		1	1,418	425	
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Fireplaces

Interior 1 Story		1	3,573	1,072	
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Totals: 126,962 38,088

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 72,367

2022 Est. T.C.V. 006-134-032-01 = 221,670

Est. TCV/Total Floor Area = 186.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	92,349	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	3,047	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,800	110,800	110,800	95,396	95,396	0	

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45-006-134-033-00	2022 Est. T.C.V.	GREENFIELD BRUCE T & JANE TAYLOR
Property Class: 408		7646 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	345.00	0.8221	0.9432	3000	100		232,617
GLENRD DVD&BLUF	75.00	345.00	0.8221	0.9432	3000	50	SURPLUS: ZONING 100 ft	87,231
175 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								319,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: No Heating/Cooling
Ground Area = 1274 SF Floor Area = 1274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,274		
Total:				110,847	66,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
2 Fixture Bath	1	2,246	1,348

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

CSEP (1 Story)	432	12,779	7,667
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Exterior 1 Story	1	4,938	2,963
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Totals: 142,364 85,420

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 162,298

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: Electric Wall Heat
Ground Area = 644 SF Floor Area = 644 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	644		
Total:				65,823	39,494

Other Additions/Adjustments

Plumbing

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Average Fixture(s)	1	1,064	638
Built-Ins			
Appliance Allow.	1	1,673	1,004
Fireplaces			
Interior 1 Story	1	4,067	2,440
Totals:		72,627	43,576

Notes: VACANT - STORAGE USE 2014.

ECF (4134 BIG GLEN) 1.900 => TCV: 82,795

2022 Est. T.C.V. 006-134-033-00	=	566,441
Est. TCV/Total Floor Area = 295.33, Most recent sale 02/23/1982 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
273,200 273,200 273,200 172,001 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,000 0 0 5,676 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
283,200 283,200 283,200 177,677 177,677 0		

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45-006-134-033-10	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		OFF S GLEN LAKE RD
Map #: 70	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			12.080 Acres		7,500 100	90,600
		12.08	Total Acres		Total Est. Land Value =	90,600

2022 Est. T.C.V. 006-134-033-10 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-134-034-00	2022 Est. T.C.V.	RIVARD KURT A & SALLY B
Property Class: 408		7658 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	344.12	0.7860	0.9426	3000	100		222,244
GLENRD DVD&BLUF	99.00	334.12	0.7860	0.9356	3000	50	SURPLUS: ZONING 100 ft	109,203
199 Actual Front Feet, 1.55 Total Acres Total Est. Land Value =								331,447

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	514	0	0
Wood Frame	41.93	48	50	1,006
Wood Frame	28.23	180	50	2,540
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,546

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2618 SF Floor Area = 2775 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,555		
1 Story	Siding	Crawl Space	34		
1 Story	Siding	Crawl Space	29		
1 Story	Siding	Overhang	157		
Total:				399,867	339,887

Other Additions/Adjustments

Recreation Room	2075	49,053	24,526
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Deck

Treated Wood	615	7,934	6,744
Treated Wood	268	4,604	3,913
Treated Wood	50	1,607	1,366
Treated Wood	320	5,171	4,395

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	38,498	32,723
Door Opener	2	1,182	1,005

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

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Interior 1 Story	2	11,968	10,173	
Local Cost Items				
GENERATOR	1	3,000	2,910	*97% Good
Totals:		557,547	457,106	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 868,501

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	672		
Total:				97,037	87,333

Other Additions/Adjustments

Porches					
CCP (1 Story)			112	3,463	3,117

Deck					
Treated Wood			180	3,546	3,191
Treated Wood			200	3,818	3,436

Built-Ins					
Appliance Allow.			1	3,439	3,095
Totals:				111,303	100,172

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 190,327

2022 Est. T.C.V. 006-134-034-00 = 1,398,821

Est. TCV/Total Floor Area = 405.81, Most recent sale 04/05/2013 for 1,150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
659,800	659,800	659,800	561,302	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,900	38,300	4,600	5,900	18,393	3,913	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
699,400	699,400	699,400	581,682	581,682	511,880	

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45-006-134-035-01	2022 Est. T.C.V.	WORTHINGTON CYNTHIA K TRUST
Property Class: 408		7682 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	355.45	1.0000	0.9502	3000	100	285,065
100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =							285,065

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1907

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	768		
1 Story	Siding	Piers	240		
Total:				88,227	52,937

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	2,808		1,685

Water/Sewer					
1000 Gal Septic		1	3,689		2,213
Water Well, 100 Feet		1	4,764		2,858

Porches					
WSEP (1 Story)		550	17,078		10,247

Built-Ins					
Appliance Allow.		1	1,418		851

Fireplaces					
Exterior 1 Story		1	4,299		2,579

Totals: 122,283 73,370

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 139,402

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1914

(11) Heating System: Electric Baseboard
Ground Area = 446 SF Floor Area = 446 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	446		
Total:				55,871	33,523

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	887		532

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Porches			
WPP	169	2,865	1,719

Built-Ins			
Appliance Allow.	1	1,418	851

Totals:	61,041	36,625
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Notes: ORIGNIALLY THE BOATHOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 69,588

2022 Est. T.C.V. 006-134-035-01 = 496,555

Est. TCV/Total Floor Area = 341.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,700	239,700	239,700	130,492	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	4,306	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
248,300	248,300	248,300	134,798	134,798	0	

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Valuation Report

DB: 2022Ga

45-006-134-035-10	2022 Est. T.C.V.	VAN EMMERIK R & WORTHINGTON V
Property Class: 408		S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GLENRD DVD&BLUF	100.00	346.30	1.0000	0.9440	3000	100	
100 Actual Front Feet,	0.80	Total Acres			Total Est.	Land Value =	
							Value
							283,213
							283,213

2022 Est. T.C.V. 006-134-035-10	=	283,213
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Est. TCV/Total Floor Area = 194.78

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,600	141,600	141,600	88,467	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	2,919	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,600	141,600	141,600	91,386	91,386	0	

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DB: 2022Ga

45-006-134-035-20	2022 Est. T.C.V.	WORTHINGTON ANDREW N & JENNIFER F
Property Class: 408		S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	336.72	1.0000	0.9374	3000	100		281,233
100 Actual Front Feet,	0.77	Total Acres			Total Est.	Land Value	=	281,233

2022 Est. T.C.V. 006-134-035-20	=	281,233
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Est. TCV/Total Floor Area = 193.42

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
140,600	140,600	140,600	88,467	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	2,919	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
140,600	140,600	140,600	91,386	91,386	0		

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45-006-134-036-00	2022 Est. T.C.V.	RYCUS JEFFREY A ET AL
Property Class: 408		7670 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	361.50	1.0000	0.9542	3000	100		286,271
100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								286,271

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.70	96	50	1,569
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,069

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump
Ground Area = 1634 SF Floor Area = 2451 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,634		
Total:				327,790	278,620

Other Additions/Adjustments

Recreation Room	1624	38,391	19,195
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

CSEP (1 Story)	160	7,773	6,607
WCP (1 Story)	24	1,834	1,559

Deck

Treated Wood	169	3,399	2,889
Treated Wood	64	1,857	1,578
Treated Wood	98	2,326	1,977

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	572	25,362	21,558
Common Wall: 1 Wall	1	-2,294	-1,950
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 432,499 354,184

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 672,950

2022 Est. T.C.V. 006-134-036-00 = 968,290
Est. TCV/Total Floor Area = 395.06, Most recent sale 09/06/2005 for 875,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	456,500		456,500	456,500	362,708	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		27,600	0	0	11,969	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	484,100		484,100	484,100	374,677	374,677	374,677

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45-006-134-037-00	2022 Est. T.C.V.	ASGHAR GLOBAL LLC
Property Class: 408		7842 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	575.00	1.0000	1.0716	3000	100		321,489
100 Actual Front Feet, 1.32 Total Acres					Total Est.		Land Value =	321,489

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1800	0	0
D/W/P: Flagstone/Sand	22.61	60	0	0
D/W/P: 3.5 Concrete	6.56	140	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1557 SF Floor Area = 2482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,557		
1 Story	Siding	Overhang	147		
		Total:		325,034	260,027

Other Additions/Adjustments

Recreation Room	1071	25,318	20,254
Exterior			
Brick Veneer	120	2,128	1,702
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	4	23,644	18,915

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	63	2,046	1,637
WSEP (1 Story)	282	14,760	11,808
Foundation: Basement	282	7,233	5,786
WPP	294	5,621	4,497
CCP (1 Story)	69	2,225	1,780

Deck

Pine w/Roof (Deck Portion)	54	1,349	1,079
Pine w/Roof (Roof portion)	54	1,199	959
Treated Wood	270	4,628	3,702

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,542	2,834
Door Opener	2	1,182	946

Built-Ins

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Appliance Allow.	1	3,439	2,751
Sauna	1	8,952	7,162
Fireplaces			
Prefab 2 Story	1	3,921	3,137
Totals:		451,490	361,191

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 686,263

2022 Est. T.C.V. 006-134-037-00	=	1,012,752			
Est. TCV/Total Floor Area = 408.04, Most recent sale 12/31/2021 for 0					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
478,300	478,300	478,300	427,705	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,100	0	78,695	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
506,400	506,400	506,400	441,819	506,400	0

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45-006-134-037-50	2022 Est. T.C.V.	GLEN LAKE VACATION PROPERTIES LLC
Property Class: 408		7828 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	575.00	1.0000	1.0716	3000	100		321,489
100 Actual Front Feet, 1.32 Total Acres					Total Est.		Land Value =	321,489

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1545 SF Floor Area = 2318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,545		
			Total:	309,633	247,708

Other Additions/Adjustments

Recreation Room	1468	34,704	27,763
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WPP	494	9,223	7,378
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 1 Car	1	2,495	1,996
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 394,525 315,621

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 599,680

2022 Est. T.C.V. 006-134-037-50 = 926,169

Est. TCV/Total Floor Area = 399.56, Most recent sale 10/29/2020 for 935,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
438,500	438,500	438,500	438,500	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	24,600	0	0	14,470	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
463,100	463,100	463,100	452,970	452,970	0

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45-006-134-038-00	2022 Est. T.C.V.	CDSG INVESTEMENTS LLC &
Property Class: 408		7800 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	600.00	1.0909	1.0831	3000	100		276,471
78 Actual Front Feet, 1.07 Total Acres								276,471
Total Est. Land Value =								276,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	400	0	0
D/W/P: 4in Ren. Conc.	8.88	600	0	0
D/W/P: Asphalt Paving	3.12	1800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 698 SF Floor Area = 1812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	698		
1 Story	Siding	Overhang	445		
1 Story	Siding	Overhang	320		
Total:				217,042	184,486

Other Additions/Adjustments

Basement Living Area	400	18,544	15,762
Basement, Outside Entrance, Below Grade	3	9,327	7,928

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WPP	432	8,074	6,863
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Deck

Treated Wood	146	3,086	2,623
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	24,514	20,837
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
Direct-Vented Gas	1	3,805	3,234

Totals: 315,691 268,337

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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 509,840

2022 Est. T.C.V. 006-134-038-00	=	791,311
Est. TCV/Total Floor Area = 436.71, Most recent sale 09/24/2021 for 1,250,000		
2021 Assessed	MBOR	S.E.V.
374,800	374,800	374,800
		Base for Cap
		321,172
		C.P.I.
		3.30
2022 New	Eq. Adjustment	Loss
0	20,900	0
		Additions
		0
		Tax Adjustment
		74,528
		Losses
		0
2022 Assessed	MBOR	S.E.V.
395,700	395,700	395,700
		Capped
		331,770
		->Taxable<-
		395,700
		PRE/MBT
		0

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45-006-134-039-00	2022 Est. T.C.V.	LITTLE GLEN SHACK LLC
Property Class: 408		7751 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	78.00	45.00	0.8559	0.6352	5500	100		233,243
GLENRD DVD&BLUF	78.00	558.14	0.8559	1.0637	3000	100		213,028
156 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								446,271

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	16.20	50	50	405
Wood Frame	20.98	240	50	2,517

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,922

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 468 SF Floor Area = 741 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	468		
1 Story	Siding	Overhang	156		
Total:				96,403	62,659

Other Additions/Adjustments

Recreation Room	468	7,830	5,089
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	528	7,651	4,973
WPP	144	3,246	2,110

Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 136,960 89,020

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 169,138

2022 Est. T.C.V. 006-134-039-00 = 623,331

Est. TCV/Total Floor Area = 841.20, Most recent sale 12/10/2019 for 575,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
304,600	304,600	304,600	286,759	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	9,463	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,700	311,700	311,700	296,222	296,222	0

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45-006-134-040-00	2022 Est. T.C.V.	MARTH ROBERT D & JANET K
Property Class: 408		7770 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	600.00	1.0909	1.0831	3000	100		276,471
78 Actual Front Feet, 1.07 Total Acres					Total Est.		Land Value =	276,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.06	180	50	1,985
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,485

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1316 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,316		
			Total:	237,382	201,767

Other Additions/Adjustments

Basement Living Area	1316	40,822	34,699
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WPP	700	10,094	8,580
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Deck

Treated Wood	40	1,383	1,176
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Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Interior 1 Story	2	9,237	7,851
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Totals: 320,748 272,628

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 517,993

2022 Est. T.C.V. 006-134-040-00 = 798,949

Est. TCV/Total Floor Area = 404.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
378,200	378,200	378,200	196,793	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	6,494	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	399,500	399,500	399,500	203,287	203,287	203,287

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45-006-136-001-00	2022 Est. T.C.V.	THOMAS NORMA J LIVING TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

		* Factors *		TRIANGLE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
TRUMBULL AVG	294.00	68.16	0.6856	0.4351	360	100	
294 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		31,574

2022 Est. T.C.V. 006-136-001-00	=	31,574
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Est. TCV/Total Floor Area = 15.99

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,800	15,800	15,800	1,472	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	48	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,800	15,800	15,800	1,520	1,520	0	

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45-006-136-001-11	2022 Est. T.C.V.	BROOKHAVEN LTD
Property Class: 409		S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> ACCESS SITE					120000	100		120,000
56 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	120,000

2022 Est. T.C.V. 006-136-001-11 = 120,000

Est. TCV/Total Floor Area = 60.79, Most recent sale 08/14/1989 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	423	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	13	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	436	436	0

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Valuation Report

DB: 2022Ga

45-006-136-002-00	2022 Est. T.C.V.	GLENNON LECOMTE MI LLC
Property Class: 408		6920 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	650.00	0.9130	1.0658	10000	100		973,029
GRADE B 10K	35.47	650.00	0.9130	1.0658	10000	50	SURPLUS: ZONING 100 ft	172,567
135 Actual Front Feet, 2.02 Total Acres Total Est. Land Value =								1,145,596

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B 10 Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 3885 SF Floor Area = 7417 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	3,532		
1 Story	Siding	Crawl Space	353		
Total:				1,044,442	783,371

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		2	18,088		13,566

Water/Sewer					
1000 Gal Septic		1	5,290		3,967
Water Well, 100 Feet		1	5,664		4,248

Porches					
WCP (1 Story)		48	3,646		2,734
WCP (1 Story)		280	12,370		9,277
WPP		1476	29,741		22,306

Deck					
Treated Wood		120	2,816		2,112
Treated Wood		60	1,868		1,401
Treated Wood		152	3,300		2,475
Treated Wood		105	2,546		1,909

Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		352	27,741		20,806
Common Wall: 1 Wall		1	-3,154		-2,365
Door Opener		1	662		496

Built-Ins					
Appliance Allow.		1	5,926		4,444
Jacuzzi Tub		1	12,461		9,346

Fireplaces					
Exterior 2 Story		1	10,196		7,647

Totals: 1,183,603 887,740

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,686,706

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2022 Est. T.C.V. 006-136-002-00	=	2,837,302				
Est. TCV/Total Floor Area = 382.54, Most recent sale 12/23/1996 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,401,200	1,401,200	1,401,200	708,371	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,500	0	0	23,376	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,418,700	1,418,700	1,418,700	731,747	731,747		0

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Valuation Report

DB: 2022Ga

45-006-136-002-10	2022 Est. T.C.V.	BEAM RENEE E TRUST
Property Class: 408		6942 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	65.00	531.00	1.0000	1.0000	15000	100		975,000
65 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =			975,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	1344	50	27,653
D/W/P: 3.5 Concrete	6.56	499	0	0
D/W/P: Asphalt Paving	3.12	8876	0	0
D/W/P: Patio Blocks	16.32	337	0	0
D/W/P: Flagstone/Sand	22.61	379	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				44,653

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1523 SF Floor Area = 2931 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,523		
1 Story	Siding	Overhang	266		
Total:				368,461	280,033

Other Additions/Adjustments

Recreation Room	1233	29,148	14,574
Exterior			
Stone Veneer	210	8,474	6,440
Basement, Outside Entrance, Below Grade	1	3,109	2,363

Plumbing

Average Fixture(s)	1	1,880	1,429
3 Fixture Bath	3	17,733	13,477

Water/Sewer

1000 Gal Septic	1	4,877	3,707
Water Well, 100 Feet	1	5,403	4,106

Porches

WCP (1 Story)	153	7,437	5,652
WPP	216	5,152	3,916

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	536	31,217	23,725
Door Opener	2	1,182	898

Built-Ins

Appliance Allow.	1	3,439	2,614
Jacuzzi Tub	1	10,289	7,820

Fireplaces

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Exterior 2 Story	1	8,947	6,800	
Local Cost Items				
SOLAR POWER <150KW	1	1	1	*100% Good
Totals:		506,749	377,555	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 717,355

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 892 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	60		
1 Story	Siding	Overhang	832		
			Total:	80,842	61,440

Other Additions/Adjustments

Exterior					
Stone Veneer		170	6,860	5,214	
Basement, Outside Entrance, Below Grade		1	3,109	2,363	

Plumbing					
Average Fixture(s)		1	1,880	1,429	

Balcony					
Wood Balcony		37	1,592	1,210	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		832	42,623	32,393	
Common Wall: 2 Wall		1	-5,388	-4,095	
Door Opener		2	1,182	898	

Local Cost Items					
SOLAR POWER <150KW	1	1	1	*100% Good	
GENERATOR	1	3,000	3,000	*100% Good	
Totals:		135,701	103,853		

Notes: 6940 S BROOKS RD

ECF (4134 BIG GLEN) 1.900 => TCV: 197,321

2022 Est. T.C.V. 006-136-002-10						= 1,934,329
Est. TCV/Total Floor Area = 505.97, Most recent sale 07/17/1993 for 300,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
950,100	950,100	950,100	404,943	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	17,100	0	0	13,363	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
967,200	967,200	967,200	418,306	418,306	0	

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45-006-136-002-20	2022 Est. T.C.V.	LASAJU LLC
Property Class: 408		6928 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	99.00	545.00	1.0030	1.0380	10000	100		1,030,732
99 Actual Front Feet, 1.24 Total Acres					Total Est.		Land Value =	1,030,732

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	864	50	16,044
D/W/P: Crushed Rock	1.96	3000	0	0
D/W/P: Patio Blocks	13.51	144	0	0
Wood Frame	23.69	135	50	1,599

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				29,643

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool
Ground Area = 3258 SF Floor Area = 3258 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	3,258		
			Total:	409,010	265,837

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	50	2,660	1,729
WCP (1 Story)	284	8,344	5,424
WGEP (1 Story)	312	17,803	11,572

Deck

Treated Wood	412	5,756	3,741
Treated Wood	547	6,930	4,504
Treated Wood	150	2,963	1,926
Treated Wood	240	4,042	2,627

Balcony

Wood Balcony	108	3,807	2,475
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	2	946	615
Base Cost	1122	41,985	27,290

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

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Exterior 1 Story	1	5,635	3,663
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Totals:	528,501	343,505
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 652,660

2022 Est. T.C.V. 006-136-002-20 = 1,713,035

Est. TCV/Total Floor Area = 525.79, Most recent sale 05/27/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
829,100	829,100	829,100	677,121	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,400	0	0	22,344	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
856,500	856,500	856,500	699,465	699,465	0

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45-006-136-003-00	2022 Est. T.C.V.	SMITH ERNEST H 1996 DECLARATION
Property Class: 408		7224 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	150.00	1.0000	0.7471	8000	100		597,650
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			597,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	928	50	17,233
D/W/P: Crushed Rock	1.96	1000	0	0
D/W/P: Patio Blocks	13.51	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				29,233

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = 1671 SF Floor Area = 1974 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,211		
1+ Story	Siding	Crawl Space	460		
		Total:		219,117	142,435

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	146	8,613	5,598
WPP	607	8,777	5,705

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	617	22,508	14,630
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Direct-Vented Gas	1	2,614	1,699

Totals: 287,665 186,989

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 355,279

2022 Est. T.C.V. 006-136-003-00	=	982,162
Est. TCV/Total Floor Area = 497.55		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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	475,800	475,800	475,800	223,654	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	7,380	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	491,100	491,100	491,100	231,034	231,034	231,034

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45-006-136-004-00	2022 Est. T.C.V.	WEINHEIMER JEAN MADDOX
Property Class: 408		7242 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	67.00	130.03	1.1505	0.7854	5500	100		332,983
67 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	332,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 747 SF Floor Area = 747 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	747		
			Total:	79,141	51,440

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	692		

Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	331	11,813	7,678
Common Wall: 1 Wall	1	-1,770	-1,150

Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Interior 1 Story	1	4,067	2,644
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Deck

Treated Wood	702	7,701	5,006
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Totals: 112,506 73,128

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 138,943

2022 Est. T.C.V. 006-136-004-00 = 474,426

Est. TCV/Total Floor Area = 635.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,500	231,500	231,500	115,221	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	3,802	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,200	237,200	237,200	119,023	119,023	0	

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45-006-136-005-00	2022 Est. T.C.V.	MATHES JOSEPH & LORRAINE
Property Class: 408		7152 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	380.00	1.0000	0.9834	10000	100		983,352
100 Actual Front Feet, 0.87 Total Acres					Total Est.		Land Value =	983,352

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,572

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1472 SF Floor Area = 1856 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Basement	384		
		Total:		217,315	141,243

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,440
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Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	322	4,898	3,184
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Storage Over Garage	672	7,990	7,271
Door Opener	2	946	861
Base Cost	1344	37,404	34,038

*91% Good

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Breezeways

Frame Wall	192	11,434	7,432
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Totals: 298,449 206,029

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 391,455

2022 Est. T.C.V. 006-136-005-00 = 1,382,379

Est. TCV/Total Floor Area = 744.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
686,100	686,100	686,100	283,054	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	9,340	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	691,200	691,200	691,200	292,394	292,394	292,394

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Valuation Report

DB: 2022Ga

45-006-136-006-00	2022 Est. T.C.V.	STEWART EDWARD T TRUST
Property Class: 408		7158 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	325.00	0.8855	0.9606	10000	100		850,544
GRADE B 10K	50.00	325.00	0.8855	0.9606	10000	50	SURPLUS: ZONING 100 ft	212,636
150 Actual Front Feet, 1.12 Total Acres								
Total Est. Land Value =								1,063,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.85	80	50	994

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,494

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1265 SF Floor Area = 1265 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,265		
Total:				156,536	101,750

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	31,018	20,162
Storage Over Garage	960	11,414	7,419
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 222,474 144,610

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 274,759

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1957

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	352		

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	Total:	23,992	14,395
Other Additions/Adjustments			

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Basement Garage: 1 Car	1	2,156	1,294
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Totals:	26,148	15,689
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Notes: BOAT HOUSE

ECF (4134 BIG GLEN) 1.900 => TCV: 29,809

2022 Est. T.C.V. 006-136-006-00 = 1,371,242

Est. TCV/Total Floor Area = 848.02

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
673,100	673,100	673,100	291,502	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	9,619	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
685,600	685,600	685,600	301,121	301,121	301,121	

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Valuation Report

DB: 2022Ga

45-006-136-007-00	2022 Est. T.C.V.	KIJALAWA LLC
Property Class: 408		7194 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	250.00	0.8855	0.9235	10000	100		817,721
GRADE B 10K	50.00	250.00	0.8855	0.9235	10000	50	SURPLUS: ZONING 100 ft	204,430
150 Actual Front Feet, 0.86 Total Acres								
Total Est. Land Value =								1,022,152

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.50	63	50	961

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,461

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,392		
Total:				162,542	113,772

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	600	7,362	5,153
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	640	23,110	16,177
Common Wall: 1/2 Wall	1	-1,162	-813
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Totals: 212,539 148,769

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 282,661

2022 Est. T.C.V. 006-136-007-00 = 1,307,274

Est. TCV/Total Floor Area = 939.13

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
642,000	642,000	642,000	473,673	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	0	15,631	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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653,600	653,600	653,600	489,304	489,304	0
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Valuation Report

DB: 2022Ga

45-006-136-008-00	2022 Est. T.C.V.	LISTECKI ROBERT E & LYN M
Property Class: 408		7140 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GRADE B 10K	100.00	450.00	1.0000	1.0086	10000	100	1,008,611
100 Actual Front Feet, 1.03 Total Acres					Total Est.	Land Value =	1,008,611

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 A-Frame A-FRAME Cls Good Blt 1969

(11) Heating System: Electric Baseboard
Ground Area = 1520 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	800		
1 Story	Siding	Crawl Space	720		
Total:				174,259	104,563

Other Additions/Adjustments

Exterior			
Brick Veneer	24	357	214

Plumbing			
Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer			
1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	4,880	2,928

Deck			
Treated Wood	551	6,965	4,179

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	744	23,161	13,897
Common Wall: 1/2 Wall	1	-957	-574
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Interior 2 Story	1	5,083	3,050
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Totals: 225,873 135,532

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 257,511

2022 Est. T.C.V. 006-136-008-00 = 1,268,622

Est. TCV/Total Floor Area = 660.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
624,500	624,500	624,500	261,422	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-136-008-00

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0	9,800	0	0	8,626	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
634,300	634,300	634,300	270,048	270,048	0

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Valuation Report

DB: 2022Ga

45-006-136-009-00	2022 Est. T.C.V.	RFGII PROPERTIES LLC
Property Class: 408		7044 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	500.00	1.0000	1.0247	10000	100		1,024,677
100 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			1,024,677

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	720	0	0
D/W/P: Crushed Rock	2.15	3200	0	0
Fencing: Wire Mesh, #9	3.44	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 4000 SF Floor Area = 5000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	4,000		
			Total:	654,259	556,118

Other Additions/Adjustments

Recreation Room	2500	59,100	50,235
Basement, Outside Entrance, Below Grade	3	9,327	7,928

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	6	35,467	30,147
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
2000 Gal Septic	1	9,576	8,140
Water Well, 100 Feet	1	5,403	4,593

Porches

WPP	564	10,507	8,931
WCP (1 Story)	119	6,083	5,171

Deck

Treated Wood	465	6,603	5,613
Treated Wood	35	1,359	1,155

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	835	12,984	11,036
Door Opener	4	2,364	2,009
Base Cost	1199	56,737	48,226

Built-Ins

Appliance Allow.	1	3,439	2,923
Jacuzzi Tub	1	10,289	8,746
Sauna	1	8,952	7,609

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Fireplaces

Exterior 2 Story	1	8,947	7,605
Heat Circulator	1	802	682

Totals:	912,915	775,976
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,474,354

2022 Est. T.C.V. 006-136-009-00 = 2,501,531

Est. TCV/Total Floor Area = 500.31, Most recent sale 12/23/1996 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,230,200	1,230,200	1,230,200	751,348	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	24,794	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,250,800	1,250,800	1,250,800	776,142	776,142	0

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Valuation Report

DB: 2022Ga

45-006-136-010-02	2022 Est. T.C.V.	GRATEFUL ON GLEN LLC
Property Class: 408		6886 S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	202.09	756.57	0.8387	1.1223	6000	100		1,141,306
202 Actual Front Feet,	3.51	Total Acres			Total Est.	Land Value =		1,141,306

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling

Ground Area = 4133 SF Floor Area = 6200 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	4,133		
			Total:	668,428	661,744

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-5,911	-5,852
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Totals: 662,517 655,892

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,246,195

20% Completed => Est. True Cash Value 2022 = 249,239

2022 Est. T.C.V. 006-136-010-02 = 1,390,545

Est. TCV/Total Floor Area = 224.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	520,724	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
695,300	0	124,600	537,907	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
695,300	695,300	695,300	662,507	662,507	0	

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Valuation Report

DB: 2022Ga

45-006-136-010-03	2022 Est. T.C.V.	GRATEFUL ON GLEN LLC
Property Class: 409		S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	130.91	489.14	0.9349	1.0285	6000	100		755,248
131 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								755,248

2022 Est. T.C.V. 006-136-010-03	=	755,248
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Est. TCV/Total Floor Area = 121.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	218,081	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
377,600		0	0	0	225,277	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
377,600	377,600	377,600	225,277	225,277	0

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Valuation Report

DB: 2022Ga

45-006-136-011-01	2022 Est. T.C.V.	GRATEFUL ON GLEN LLC
Property Class: 409		S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	151.02	533.61	0.9021	1.0466	6000	100		855,449
151 Actual Front Feet, 1.85 Total Acres Total Est. Land Value =								855,449

2022 Est. T.C.V. 006-136-011-01 = 855,449

Est. TCV/Total Floor Area = 137.98, Most recent sale 01/06/2021 for 4,447,704

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
427,700	427,700	427,700	335,169	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	92,531	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
427,700	427,700	427,700	346,229	427,700	0

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Valuation Report

DB: 2022Ga

45-006-136-011-02	2022 Est. T.C.V.	GRATEFUL ON GLEN LLC
Property Class: 409		S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	150.00	476.26	0.9036	1.0230	6000	100		831,974
150 Actual Front Feet, 1.64 Total Acres Total Est. Land Value =								831,974

2022 Est. T.C.V. 006-136-011-02 = 831,974

Est. TCV/Total Floor Area = 134.19, Most recent sale 01/06/2021 for 4,447,704

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
416,000	416,000	416,000	332,794	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	83,206	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
416,000	416,000	416,000	343,776	416,000	0

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Valuation Report

DB: 2022Ga

45-006-136-011-03	2022 Est. T.C.V.	JLB TRUST
Property Class: 408		6782 S DUNNS FARM RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	150.00	421.08	0.9036	0.9981	6000	100		811,736
150 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	811,736

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 2726 SF Floor Area = 4515 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,458		
1 Story	Siding	Crawl Space	268		
1 Story	Siding	Overhang	560		
			Total:	518,736	513,547

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-5,911	-5,852	

Porches

WGEP (1 Story)	422	30,030	29,730
WPP	298	5,626	5,570
CCP (1 Story)	255	7,290	7,217

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	899	38,082	37,701
Common Wall: 1 Wall	1	-2,697	-2,670
Totals:		591,156	585,243

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,111,962
40% Completed => Est. True Cash Value 2022 = 444,785

2022 Est. T.C.V. 006-136-011-03 = 1,256,521

Est. TCV/Total Floor Area = 278.30, Most recent sale 01/06/2021 for 1,052,296

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
405,900	405,900	405,900	332,794	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
222,400	0	222,400	73,106	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
628,300	628,300	628,300	566,176	628,300	0

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Valuation Report

DB: 2022Ga

45-006-203-001-00	2022 Est. T.C.V.	HEIN MARIE TRUST
Property Class: 401		7960 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S GLEN LAKE RD	100.00	244.00	0.9424	0.9438	500	100		44,473	
S GLEN LAKE RD	81.00	244.00	0.9424	0.9438	500	50	SURPLUS: ZONING 100 ft	18,011	
181 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			62,484	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1587 SF Floor Area = 2073 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	648		
1 Story	Siding	Basement	939		
Total:				200,616	110,338

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,064	585	
Water/Sewer				
1000 Gal Septic	1	3,937	2,165	
Water Well, 100 Feet	1	4,880	2,684	

Porches				
WCP (1 Story)	149	5,091	4,735	*93% Good
CGEP (1 Story)	160	8,147	4,481	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Door Opener	1	420	231	
Base Cost	200	7,762	4,269	
Class: CD Exterior: Pole (Unfinished)				
Door Opener	2	839	461	
Base Cost	1152	21,531	11,842	

Built-Ins

Appliance Allow.	1	1,673	920	
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Fireplaces

Interior 2 Story	1	5,083	2,796	
Wood Stove	1	1,859	1,022	

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 265,902 149,529

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 194,388

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1930

Parcel Number: 45-006-203-001-00

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(11) Heating System: Forced Air w/o Ducts
Ground Area = 474 SF Floor Area = 474 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	474		
			Total:	50,401	27,722

Other Additions/Adjustments

Porches

CGEP (1 Story)	40	2,912	1,602
CGEP (1 Story)	48	3,169	1,743

Built-Ins

Appliance Allow.	1	1,418	780
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Totals:	57,900	31,847
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Notes: OLD COTTAGE SOUTH OF DRIVE

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 41,401

Cost Est. for Res. Bldg: 3 Single Family MODULAR Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	112,993	84,745

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	665
3 Fixture Bath	1	2,808	2,106

Water/Sewer

1000 Gal Septic	1	3,689	2,767
Water Well, 100 Feet	1	4,764	3,573

Deck

Treated Wood	128	2,557	1,918
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Built-Ins

Appliance Allow.	1	1,418	1,063
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Totals:	129,116	96,837
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Notes: MODULAR

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 125,888

2022 Est. T.C.V. 006-203-001-00 = 425,661

Est. TCV/Total Floor Area = 112.16, Most recent sale 06/12/2001 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,100	184,100	184,100	132,405	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,700	0	0	4,369	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
212,800	212,800	212,800	136,774	136,774	136,774	

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Valuation Report

DB: 2022Ga

45-006-203-002-00	2022 Est. T.C.V.	HAGADON ALLEN W
Property Class: 401		7938 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S GLEN LAKE RD	100.00	250.00	0.9779	0.9461	500	100		46,262	
S GLEN LAKE RD	25.00	250.00	0.9779	0.9461	500	50	SURPLUS: ZONING 100 ft	5,783	
125 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value =	52,045

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1134 SF Floor Area = 1134 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,134		
Total:				120,482	72,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,250	750
2 Fixture Bath	1	2,634	1,580

Water/Sewer

1000 Gal Septic	1	4,122	2,473
Water Well, 100 Feet	1	5,066	3,040

Porches

CGEP (1 Story)	255	12,538	7,523
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	690	21,514	12,908
Door Opener	1	463	278

Built-Ins

Appliance Allow.	1	2,413	1,448
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Fireplaces

Wood Stove	1	2,226	1,336
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Totals: 172,708 103,626

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 134,714

2022 Est. T.C.V. 006-203-002-00 = 189,259

Est. TCV/Total Floor Area = 166.90, Most recent sale 11/07/1994 for 106,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,900	78,900	78,900	63,773	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	0	2,104	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	65,877	65,877	0	

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Valuation Report

DB: 2022Ga

45-006-203-003-00	2022 Est. T.C.V.	SMITH CHARLOTTE W TRUST
Property Class: 401		7896 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	200.00	220.00	0.9246	0.9341	500	100		86,367
S GLEN LAKE RD	19.00	220.00	0.9246	0.9341	500	50	SURPLUS: ZONING 100 ft	4,102
219 Actual Front Feet, 1.11 Total Acres								
Total Est. Land Value =								90,470

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	3200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Electric Baseboard
Ground Area = 1631 SF Floor Area = 1631 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,631		
Total:				154,753	85,113

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
2 Fixture Bath	1	2,246	1,235

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

WGEF (1 Story)	195	11,727	6,450
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	975	25,418	13,980
Door Opener	3	1,259	692

Built-Ins

Appliance Allow.	1	1,673	920
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Totals: 206,957 113,824

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 147,972

2022 Est. T.C.V. 006-203-003-00 = 243,442

Est. TCV/Total Floor Area = 149.26, Most recent sale 05/04/2016 for 206,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,600	108,600	108,600	108,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	3,583	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,700	121,700	121,700	112,183	112,183	0	

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Valuation Report

DB: 2022Ga

45-006-203-003-10	2022 Est. T.C.V.	SCHUERMANN ELIZABETH REED
Property Class: 401		7880 S GLEN LAKE RD
Map #: 71	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	200.00	242.00	0.9272	0.9430	500	100		87,437
S GLEN LAKE RD	13.00	242.00	0.9272	0.9430	500	50	SURPLUS: ZONING 100 ft	2,842
213 Actual Front Feet, 1.18 Total Acres								90,279
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3200	0	0
D/W/P: 4in Ren. Conc.	8.88	260	0	0
Wood Frame	31.00	120	50	1,860
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,860

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
			Total:	184,801	157,080

Other Additions/Adjustments

Recreation Room	864	20,425	17,361
Basement, Outside Entrance, Below Grade	3	9,327	7,928

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WPP	70	2,734	2,324
WPP	704	12,468	10,598

Deck

Treated Wood	240	4,289	3,646
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Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 266,435 226,919

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 294,995

Parcel Number: 45-006-203-003-10

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2022	Est. T.C.V.	006-203-003-10	=	392,134		
Est. TCV/Total Floor Area = 302.57, Most recent sale 03/13/2019 for 380,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	171,800	171,800	171,800	171,800	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	5,669	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,100	196,100	196,100	177,469	177,469	0

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Valuation Report

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45-006-203-004-00	2022 Est. T.C.V.	HODGE BRIAN E
Property Class: 401		6900 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	160.54	319.09	0.9097	0.9399	900	100		123,536
161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								123,536

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	1020	0	0
Fencing: Wire Mesh, #9	3.28	100	50	164

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,664

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1304 SF Floor Area = 1304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,304		
Total:				150,450	102,306

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	868
2 Fixture Bath	1	2,690	1,829

Water/Sewer

1000 Gal Septic	1	4,209	2,862
Water Well, 100 Feet	1	5,025	3,417

Deck

Treated Wood	48	1,497	1,018
Treated Wood	520	6,708	4,561

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,114	17,078
Common Wall: 1 Wall	1	-2,324	-1,580
Door Opener	2	946	643

Class: C Exterior: Pole (Unfinished)

Base Cost	576	14,463	9,835
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Built-Ins

Appliance Allow.	1	2,394	1,628
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Fireplaces

Prefab 1 Story	1	2,242	1,525
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Totals: 214,691 145,990

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 189,787

2022 Est. T.C.V. 006-203-004-00 = 315,987

Est. TCV/Total Floor Area = 242.32

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
126,300	126,300	126,300	125,697	3.30

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Valuation Report

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Parcel Number: 45-006-203-004-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,700	0	0	4,148	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	158,000	158,000	158,000	129,845	129,845	129,845

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Valuation Report

DB: 2022Ga

45-006-203-004-20	2022 Est. T.C.V.	WEBB GILBERT G & BETSY B
Property Class: 401		6876 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
W DAY FOREST	100.00	516.06	0.9137	1.0348	900	100		85,095	
W DAY FOREST	57.00	516.06	0.9137	1.0348	900	50	SURPLUS: ZONING 100 ft	24,252	
157 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =			109,347	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	380	0	0
Wood Frame	24.23	120	50	1,454
Total Estimated Land Improvements True Cash Value =				1,454

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1986

(11) Heating System: Forced Hot Water
Ground Area = 2138 SF Floor Area = 2138 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,138		
Total:				260,074	195,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

CCP (1 Story)	212	4,787	3,590
CGEP (1 Story)	358	16,916	12,687

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,244	15,183
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
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Deck

Treated Wood	990	11,128	8,346
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Totals: 333,121 249,840

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 324,792

2022 Est. T.C.V. 006-203-004-20 = 435,593

Est. TCV/Total Floor Area = 203.74, Most recent sale 06/15/2001 for 289,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
175,800	175,800	175,800	175,800	3.30

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Valuation Report

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Parcel Number: 45-006-203-004-20

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,000	0	0	5,801	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,800	217,800	217,800	181,601	181,601	181,601

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Valuation Report

DB: 2022Ga

45-006-203-004-27	2022 Est. T.C.V.	BUTLER JOHN M & SANDRA C
Property Class: 401		6888 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	158.31	423.81	0.9122	0.9948	900	100		129,293
158 Actual Front Feet, 1.54 Total Acres					Total Est.		Land Value =	129,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	3200	0	0
D/W/P: Patio Blocks	13.51	124	0	0
Retaining Wall: Brick, 12 in.	33.86	334	50	5,654
Wood Frame	20.33	312	50	3,171

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				18,825

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1907 SF Floor Area = 1907 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,085		
1 Story	Siding	Basement	343		
1 Story	Siding	Crawl Space	479		
		Total:		242,119	205,815

Other Additions/Adjustments

Recreation Room	50	837	418
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	291	8,419	7,156
WCP (1 Story)	25	1,683	1,431

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	946	804
Base Cost	1028	21,454	18,236

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	821	27,462	23,343
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Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,249	1,912
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Interior 2 Story	1	5,751	4,888
Wood Stove	1	2,208	1,877

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Parcel Number: 45-006-203-004-27

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Local Cost Items

GENERATOR

1

3,000

3,000

*100% Good

Totals:

337,545

287,084

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV:

373,209

2022 Est. T.C.V. 006-203-004-27

=

521,327

Est. TCV/Total Floor Area = 273.38, Most recent sale 01/31/2000 for 105,900

2021 Assessed

MBOR

S.E.V.

Base for Cap

C.P.I.

210,800

210,800

210,800

210,150

3.30

2022 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

2,000

47,900

0

2,000

6,934

0

2022 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

260,700

260,700

260,700

219,084

219,084

0

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Valuation Report

DB: 2022Ga

45-006-203-004-30	2022 Est. T.C.V.	CUSTER STEPHEN J & NELSON MARIANNE
Property Class: 401		6882 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	108.00	431.57	0.9847	0.9984	900	100		95,564
108 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			95,564

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1690 SF Floor Area = 1727 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,690		
1 Story	Siding	Overhang	37		
Total:				225,542	191,733

Other Additions/Adjustments

Recreation Room	420	7,027	5,973
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833
2 Fixture Bath	1	2,690	2,286
Separate Shower	1	1,176	1,000

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

CGEP (1 Story)	100	6,623	5,630
WCP (1 Story)	234	7,619	6,476
WPP	260	4,324	3,675

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	600	22,068	18,758
Common Wall: 1 Wall	1	-2,324	-1,975
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Prefab 1 Story	1	2,242	1,906
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 301,404 256,516

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 333,471

Parcel Number: 45-006-203-004-30

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2022	Est. T.C.V.	006-203-004-30	=	434,035		
Est. TCV/Total Floor Area = 251.32, Most recent sale 09/23/2016 for 395,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	184,300	184,300	184,300	184,300	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,700	0	0	6,081	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,000	217,000	217,000	190,381	190,381	0

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Valuation Report

DB: 2022Ga

45-006-203-005-00	2022 Est. T.C.V.	HUTCHISON JOHN F
Property Class: 401		6850 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
W DAY FOREST	100.00	300.00	0.9548	0.9284	900	100		79,780	
W DAY FOREST	26.00	300.00	0.9548	0.9284	900	50	SURPLUS: ZONING 100 ft	10,371	
126 Actual Front Feet, 0.87 Total Acres								Total Est. Land Value =	90,152

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1973

(11) Heating System: Forced Hot Water
Ground Area = 1260 SF Floor Area = 1692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	396		
1.5 Story	Siding	Basement	864		
Total:				194,410	116,646

Other Additions/Adjustments

Recreation Room	396	6,625	3,312
Basement, Outside Entrance, Above Grade	1	1,618	971

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	473	6,300	3,780
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	396	16,680	10,008
Common Wall: 2 Wall	1	-4,647	-2,788

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

2nd on Same Stack	1	3,776	2,266
Exterior 2 Story	1	6,942	4,165

Totals: 248,629 148,514

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 193,068

2022 Est. T.C.V. 006-203-005-00 = 288,220
Est. TCV/Total Floor Area = 170.34, Most recent sale 02/27/1995 for 117,050
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-203-005-00

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116,200	116,200	116,200	107,919	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,900	0	0	3,561	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	144,100	144,100	144,100	111,480	111,480	111,480

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Valuation Report

DB: 2022Ga

45-006-203-007-00	2022 Est. T.C.V.	CANSIANI KEVIN & LARDNER TERESA
Property Class: 401		6854 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	122.00	1.0000	0.7755	900	100		69,794
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								69,794

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	144	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,226

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1494 SF Floor Area = 2172 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,074		
1 Story	Siding	Slab	420		
1 Story	Siding	Overhang	678		
Total:				227,516	170,642

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck

Treated Wood	306	4,734	3,550
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	678	29,086	21,814
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Totals: 280,429 210,326

Notes: 2008 ADDITION

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 273,424

2022 Est. T.C.V. 006-203-007-00 = 349,444

Est. TCV/Total Floor Area = 160.89, Most recent sale 04/16/2021 for 615,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,100	125,100	125,100	125,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
20,600	29,000	0	20,600	29,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,700	174,700	174,700	149,828	174,700	0

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45-006-203-008-00	2022 Est. T.C.V.	PEAKE WENDI B
Property Class: 401		6998 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630-9709

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	149.40	172.02	0.9228	0.8307	900	100		103,073
149 Actual Front Feet, 0.59 Total Acres								
Total Est. Land Value =								103,073

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1844 SF Floor Area = 2331 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	974		
1 Story	Siding	Crawl Space	286		
1 Story	Siding	Basement	584		
Total:				275,313	247,790

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,993
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Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Water/Sewer

1000 Gal Septic	1	4,209	3,788
Water Well, 100 Feet	1	5,025	4,522

Porches

CCP (1 Story)	107	2,586	2,327
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Storage Over Garage	576	6,849	6,164
Common Wall: 1/2 Wall	1	-1,162	-1,046
Door Opener	2	946	851
Base Cost	1065	39,852	35,867
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,142	2,828

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Prefab 1 Story	2	4,485	4,036
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Totals:	351,151	316,042
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Notes: ORIGINAL STRIPPED TO STUDS

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV:	410,855
90% Completed => Est. True Cash Value 2022 =	369,769

2022 Est. T.C.V. 006-203-008-00	=	475,342
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Est. TCV/Total Floor Area = 203.92, Most recent sale 12/30/2010 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,200	175,200	175,200	165,201	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
26,000	36,500	0	26,000	5,451	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,700	237,700	237,700	196,652	196,652	196,652	

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45-006-203-011-00	2022 Est. T.C.V.	VOLK ROLAND & KATHARINE
Property Class: 401		6982 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	112.00	221.69	0.9776	0.8739	900	100		86,113
112 Actual Front Feet, 0.57 Total Acres					Total Est.		Land Value =	86,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	501	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,232		
			Total:	187,804	131,459

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CGEP (1 Story)	180	9,997	6,998
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Deck

Treated Wood	579	7,197	5,038
Treated Wood	144	2,889	2,022

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	13,495
Common Wall: 1 Wall	1	-1,920	-1,344
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 251,085 175,755

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 228,482

2022 Est. T.C.V. 006-203-011-00 = 316,095

Est. TCV/Total Floor Area = 171.05, Most recent sale 08/03/2009 for 272,500

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-203-011-00

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127,200	127,200	127,200	127,200	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	30,800	0	0	4,197
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	158,000	158,000	158,000	131,397	131,397
					PRE/MBT
					0

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45-006-203-012-00	2022 Est. T.C.V.	RICKER EDWIN D
Property Class: 408		7953 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	201.96	0.9415	0.8617	6000	100		486,813
GROUP D 5500/	27.25	201.96	0.9191	0.8577	5500	50	SURPLUS: ZONING 100 ft	59,078
127 Actual Front Feet, 0.59 Total Acres					Total Est.		Land Value =	545,891

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1994

(11) Heating System: Forced Hot Water
Ground Area = 2502 SF Floor Area = 2502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,502		
Total:				381,675	305,339

Other Additions/Adjustments

Basement Living Area	2502	115,993	92,794
Basement, Outside Entrance, Below Grade	2	6,218	4,974

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	4	23,644	18,915
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CPP	154	3,188	2,550
CSEP (1 Story)	450	19,224	15,379
WPP	200	4,966	3,973
WPP	380	7,114	5,691

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	792	41,041	32,833
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 629,197 503,355

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 956,375

2022 Est. T.C.V. 006-203-012-00

= 1,509,766

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Est. TCV/Total Floor Area = 603.42, Most recent sale 09/24/1998 for 25,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
715,700	715,700	715,700	482,303	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	15,915	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
754,900	754,900	754,900	498,218	498,218	458,361	

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45-006-203-012-10	2022 Est. T.C.V.	PAUPORE JASON & JENNIFER
Property Class: 408		7945 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	93.33	175.56	0.9283	0.8379	6000	100		435,591
GRADE"D" 6000	41.33	175.56	0.9283	0.8379	6000	50	SURPLUS: ZONING 100 ft	96,452
122 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								532,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	16.20	100	0	0
D/W/P: Asphalt Paving	2.68	240	0	0
D/W/P: Crushed Rock	1.96	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1176 SF Floor Area = 1636 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,176		
1 Story	Siding	Overhang	166		
Total:				196,877	157,502

Other Additions/Adjustments

Recreation Room	826	13,819	11,055
Basement, Outside Entrance, Below Grade	2	4,430	3,544

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	2	8,039	6,431
Separate Shower	1	1,176	941

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	484	7,023	5,618
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	26,220	20,976
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals: 273,704 218,963

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 416,030

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2022	Est. T.C.V.	006-203-012-10	=	953,073		
Est. TCV/Total Floor Area = 582.56, Most recent sale 05/08/2019 for 885,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	459,500	459,500	459,500	444,030	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	14,652	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	476,500	476,500	476,500	458,682	458,682	0

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45-006-203-013-00	2022 Est. T.C.V.	LILLIE DAVID & PATRICIA
Property Class: 401		6852 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	300.00	206.50	0.7999	0.8616	900	100		186,074
W DAY FOREST	5.37	206.50	0.7999	0.8616	900	50	SURPLUS: ZONING 100 ft	1,665
305 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								187,739

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = 1359 SF Floor Area = 1359 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,359		
Total:				179,279	116,531

Other Additions/Adjustments

Recreation Room	1372	22,954	11,477
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	100	2,210	1,436
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	320	14,614	9,499
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Porches

WPP	935	12,819	8,332
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Totals: 254,305 161,853

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 210,409

2022 Est. T.C.V. 006-203-013-00 = 403,148
Est. TCV/Total Floor Area = 296.65, Most recent sale 02/23/2000 for 245,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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160,700	160,700	160,700	160,700	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	40,900	0	0	5,303
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	201,600	201,600	201,600	166,003	166,003
					PRE/MBT
					0

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45-006-203-013-15	2022 Est. T.C.V.	CANSIANI KEVIN & LARDNER TERESA
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	123.33	191.08	0.9589	0.8483	900	100		90,291
123 Actual Front Feet,	0.54	Total Acres			Total Est. Land Value =			90,291

2022 Est. T.C.V. 006-203-013-15 = 90,291

Est. TCV/Total Floor Area = 66.44, Most recent sale 04/16/2021 for 615,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,500	42,500	42,500	42,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	2,600	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,100	45,100	45,100	43,902	45,100	45,100

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45-006-203-013-16	2022 Est. T.C.V.	MINNING LISA
Property Class: 401		6868 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	170.00	0.9903	0.8287	900	100		73,858
W DAY FOREST	5.00	170.00	0.9903	0.8287	900	50	SURPLUS: ZONING 100 ft	1,846
105 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								75,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	47.51	140	0	0
Fencing: Vnyl,Picket,36-48	28.79	369	0	0
D/W/P: 3.5 Concrete	7.12	1951	0	0
D/W/P: 3.5 Concrete	7.12	16	0	0
D/W/P: 3.5 Concrete	7.12	596	0	0
D/W/P: 3.5 Concrete	7.12	209	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1465 SF Floor Area = 2318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,465		
1 Story	Siding	Overhang	487		
Total:				338,805	271,055

Other Additions/Adjustments

Recreation Room	1006	26,367	21,094
Exterior			
Stone Veneer	530	23,718	18,974
Plumbing			
Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235
2 Fixture Bath	1	6,029	4,823
Water/Sewer			
1000 Gal Septic	1	5,290	4,232
Water Well, 200 Feet	1	10,690	8,552
Porches			
WPP	36	1,925	1,540
CPP	15	440	352
Deck			
Treated Wood	527	7,483	5,986

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	596	31,606	25,285
Common Wall: 1 Wall	1	-2,751	-2,201
Door Opener	1	662	530
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	41,128	32,902
Storage Over Garage	624	11,694	9,355

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Door Opener	1	662	530	
Built-Ins				
Appliance Allow.	1	5,926	4,741	
Fireplaces				
Exterior 2 Story	1	10,196	8,157	
Local Cost Items				
GENERATOR	1	3,000	2,910	*97% Good
Totals:		534,781	428,346	

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 556,850

2022 Est. T.C.V. 006-203-013-16	=	642,554
Est. TCV/Total Floor Area = 277.20, Most recent sale 08/31/2020 for 570,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
303,400 303,400 303,400 303,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 17,900 0 0 10,012 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
321,300 321,300 321,300 313,412 313,412 313,412		

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45-006-203-014-00	2022 Est. T.C.V.	BATTERSON W & N REAL ESTATE TRUST
Property Class: 408		7929 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	87.67	300.00	1.0335	0.9327	6000	100		507,018
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	507,018

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	280	50	5,761

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				15,261

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2122 SF Floor Area = 2122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,061		
1 Story	Siding	Crawl Space	1,061		
		Total:		306,757	260,743

Other Additions/Adjustments

Basement Living Area	2121	98,330	83,580
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Basement, Outside Entrance, Above Grade	2	4,132	3,512
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	3	17,733	15,073

Water/Sewer

2000 Gal Septic	1	9,576	8,140
Water Well, 50 Feet	1	2,527	2,148

Porches

CCP (1 Story)	85	2,691	2,287
Foundation: Basement	85	2,292	1,948
WSEP (1 Story)	156	9,382	7,975
WPP	144	4,064	3,454
WPP	318	5,963	5,069

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	22,392	21,944	*98% Good
Door Opener	1	591	579	

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	848	43,273	36,782
Storage Over Garage	416	6,469	5,499
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Built-Ins

Appliance Allow.	3	10,318	8,770
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Totals:		546,264	467,311
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Notes:

Parcel Number: 45-006-203-014-00

Page: 2

ECF (4134 BIG GLEN) 1.900 => TCV: 887,891

2022 Est. T.C.V. 006-203-014-00 = 1,410,170

Est. TCV/Total Floor Area = 664.55

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
668,500	668,500	668,500	429,524	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,600	0	0	14,174	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
705,100	705,100	705,100	443,698	443,698	239,597	

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Valuation Report

DB: 2022Ga

45-006-203-015-00	2022 Est. T.C.V.	HILL HAVEN COTTAGES LLC
Property Class: 201		7982 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

		* Factors *		CNR - SLIGHT VIEW					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	181.00	0.00	1.0000	1.0000	0	125	CNR SITE SECTION	0	
	234.00	0.00	1.0000	1.0000	0	65	SURPLUS: CNR SITE-LMTD VWS-CNR	0	
2122 COMME 9.30PSF			29926 SqFt	9.30000	100		CORNER GRANDFATHERED USE	278,309	
2122 COMME \$0/SQFT ROW			7730 SqFt	0.00000	100			0	
2122 COMME \$0/SQFT ROW			5905 SqFt	0.00000	100			0	
415 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								278,309	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.37	512	50	4,446
Total Estimated Land Improvements True Cash Value =				4,446

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2080 SF Floor Area = 2080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,080		
Total:				191,477	52,656

Other Additions/Adjustments

Plumbing		
3 Fixture Bath	1	3,340 918

Water/Sewer		
1000 Gal Septic	2	7,874 2,165
Water Well, 100 Feet	1	4,880 1,342

Garages

Class: CD Exterior: Pole (Unfinished)		
Door Opener	1	420 115
Base Cost	1200	22,428 6,168

Built-Ins

Appliance Allow.	1	1,673 460
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Fireplaces

Interior 1 Story	1	4,067 1,118
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Porches

CGEP (1 Story)	16	1,476 406
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Totals: 237,635 65,348

Notes: RESIDENCE

ECF (2201 COMMERCIAL) 1.650 => TCV: 107,824

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 384 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Parcel Number: 45-006-203-015-00

Page: 2

1 Story	Siding	Crawl Space	384		
			Total:	43,647	12,003
Other Additions/Adjustments					
Deck					
	Treated Wood		160	3,027	832
Built-Ins					
	Appliance Allow.		1	1,673	460
			Totals:	48,347	13,295

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 21,937

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 384 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
			Total:	43,647	12,003
Other Additions/Adjustments					
Deck					
	Treated Wood		160	3,027	832
Built-Ins					
	Appliance Allow.		1	1,673	460
			Totals:	48,347	13,295

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 21,937

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 384 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
			Total:	43,647	12,003
Other Additions/Adjustments					
Deck					
	Treated Wood		160	3,027	832
Built-Ins					
	Appliance Allow.		1	1,673	460
			Totals:	48,347	13,295

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 21,937

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1915

Parcel Number: 45-006-203-015-00

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(11) Heating System: Forced Air w/ Ducts
Ground Area = 268 SF Floor Area = 268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	268		
			Total:	31,296	8,607

Other Additions/Adjustments

Deck					
Treated Wood			78	1,885	518

Built-Ins					
Appliance Allow.			1	1,673	460
			Totals:	34,854	9,585

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 15,815

Cost Est. for Res. Bldg: 6 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
Ground Area = 268 SF Floor Area = 268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	268		
			Total:	31,296	8,607

Other Additions/Adjustments

Deck					
Treated Wood			66	1,740	478

Built-Ins					
Appliance Allow.			1	1,673	460
			Totals:	34,709	9,545

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 15,749

2022 Est. T.C.V. 006-203-015-00 = 487,954

Est. TCV/Total Floor Area = 129.50, Most recent sale 01/03/2020 for 165,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
243,900	243,900	243,900	233,383	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	7,701	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,000	244,000	244,000	241,084	241,084	132,596	

DB: 2022Ga

KRAMPS JOAN H
7875 S GLEN LAKE RD
GLEN ARBOR, MI 49636

* Factors * 445.8 RD 558.73 LK

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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Valuation Report

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Parcel Number: 45-006-203-016-00

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1,036,400	1,036,400	1,036,400	491,454	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	23,900	0	0	16,217
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	1,060,300	1,060,300	1,060,300	507,671	507,671
					PRE/MBT
					507,671

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Valuation Report

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45-006-203-017-00	2022 Est. T.C.V.	MILLENIUM TRUST FBO MURPHY EDWARD
Property Class: 408		7911 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	300.00	1.0000	0.9327	6000	100		559,626
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								559,626

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	132	0	0
D/W/P: Asphalt Paving	2.68	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1966

(11) Heating System: Forced Heat & Cool

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,568		
Total:				216,955	141,029

Other Additions/Adjustments

Recreation Room	1568	26,233	17,051
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Basement, Outside Entrance, Below Grade	1	2,215	1,440
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	280	13,616	8,850
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Garages

Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)

Base Cost	528	22,187	14,422
Common Wall: 1 Wall	1	-2,667	-1,734
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	2	9,237	6,004
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Totals: 305,174 198,370

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 376,903

2022 Est. T.C.V. 006-203-017-00 = 941,529

Est. TCV/Total Floor Area = 600.46, Most recent sale 07/07/1997 for 450,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Parcel Number: 45-006-203-017-00

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2022	455,300	455,300	455,300	349,471	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	11,532	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	470,800	470,800	470,800	361,003	361,003	0

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Valuation Report

DB: 2022Ga

45-006-203-018-00	2022 Est. T.C.V.	TMC VENTURE I LLC
Property Class: 201		8137 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	112.69	69.58	0.9706	0.6963	6000	125	COMMERCIAL USE - ALLOWANCE	571,205
113 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								571,205

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	34.70	2250	70	54,652
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				59,652

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/75/100/100/48.75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,280		
Total:				143,647	70,028

Other Additions/Adjustments

Exterior					
Stone Veneer		72	2,130		1,038
Basement, Outside Entrance, Below Grade		1	1,869		911

Plumbing

Average Fixture(s)	1	1,064	519
3 Fixture Bath	1	3,340	1,628
2 Fixture Bath	1	2,246	1,095

Water/Sewer

1000 Gal Septic	1	3,937	1,919
Water Well, 100 Feet	1	4,880	2,379

Porches

WPP	120	2,552	1,244
WPP	552	7,049	3,436

Built-Ins

Appliance Allow.	1	1,673	816
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Fireplaces

Exterior 1 Story	1	4,938	2,407
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Totals: 179,325 87,420

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 144,243

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 48
Overall Building Height: 8

Parcel Number: 45-006-203-018-00

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Base Rate for Upper Floors = 85.09

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.75 100%
Adjusted Square Foot Cost for Upper Floors = 105.84

Total Floor Area: 288 Base Cost New of Upper Floors = 30,482

Reproduction/Replacement Cost = 30,482
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 13,412

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 18,777
Replacement Cost/Floor Area= 105.84 Est. TCV/Floor Area= 65.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,777

2022 Est. T.C.V. 006-203-018-00 = 793,877

Est. TCV/Total Floor Area = 506.30, Most recent sale 10/03/2008 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
394,000	394,000	394,000	361,110	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	11,916	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
396,900	396,900	396,900	373,026	373,026	0	

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Valuation Report

DB: 2022Ga

45-006-203-018-10	2022 Est. T.C.V.	NIGHTINGALE TRUST & WALTON TRUST
Property Class: 408		8055 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	74.05	1.0000	0.7051	6000	100		423,039
100 Actual Front Feet, 0.17 Total Acres								423,039
Total Est. Land Value =								423,039

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,726

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 510 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	510		
Total:				115,077	97,823

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	1,085		

Water/Sewer					
1000 Gal Septic	1	4,209	3,578		
Water Well, 100 Feet	1	5,025	4,271		

Porches					
WPP	285	4,378	3,721		

Balcony					
Wood Balcony	32	1,128	959		

Built-Ins					
Appliance Allow.	1	2,394	2,035		

Totals: 133,488 113,472

Notes: 8071

ECF (4134 BIG GLEN) 1.900 => TCV: 215,597

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 662 SF Floor Area = 662 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	662		
Total:				79,539	47,723

Other Additions/Adjustments

Porches					
WPP	456	6,621	3,973		

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Valuation Report

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Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals:	88,554	53,132
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Notes: 8055

ECF (4134 BIG GLEN) 1.900 => TCV: 100,951

2022 Est. T.C.V. 006-203-018-10 = 742,313

Est. TCV/Total Floor Area = 441.33, Most recent sale 08/18/1973 for 29,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
358,100	358,100	358,100	161,293	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	0	5,322	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
371,200	371,200	371,200	166,615	166,615	0

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Valuation Report

DB: 2022Ga

45-006-203-018-20	2022 Est. T.C.V.	TMC VENTURE I LLC
Property Class: 408		8097 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 5500/	100.00	57.65	0.7384	0.6675	5500	100		271,078
GROUP D 5500/	137.90	57.65	0.7384	0.6675	5500	50	SURPLUS: ZONING 100 ft	186,905
238 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								457,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	1400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1470 SF Floor Area = 2940 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,470		
Total:				264,382	185,066

Other Additions/Adjustments

Plumbing

Average Fixture(s)	5	6,384	4,469
3 Fixture Bath	4	16,078	11,255
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CGEP (2 Story)	144	13,666	9,566
WPP	245	4,261	2,983

Built-Ins

Appliance Allow.	5	11,968	8,378
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Fireplaces

Interior 2 Story	1	5,751	4,026
Direct-Vented Gas	2	5,229	3,660

Totals: 339,643 237,749

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 451,723

2022 Est. T.C.V. 006-203-018-20 = 914,706

Est. TCV/Total Floor Area = 311.12, Most recent sale 01/06/2021 for 955,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
438,900	438,900	438,900	362,648	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	18,500	0	0	94,752	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
457,400	457,400	457,400	374,615	457,400	0	

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DB: 2022Ga

45-006-203-019-00	2022 Est. T.C.V.	HAWLEY FAMILY TRUST
Property Class: 408		6831 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	198.31	0.7850	0.9245	6400	100		464,468
GROUP A 6400	99.67	198.31	0.7850	0.9245	6400	50	SURPLUS: ZONING 100 ft	231,467
200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								695,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	40	50	743
Wood Frame	20.54	288	50	2,958
Wood Frame	24.66	108	50	1,331

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,032

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1747 SF Floor Area = 3098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,351		
1 Story	Siding	Crawl Space	396		
Total:				299,457	194,622

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225
2 Fixture Bath	1	2,690	1,748

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	342	16,173	10,512
WCP (1 Story)	224	7,437	4,834
WCP (1 Story)	136	5,275	3,429
CCP (1 Story)	192	4,393	2,855

Deck

Treated Wood	400	5,640	3,666
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	819	12,735	8,278
Door Opener	3	1,773	1,152
Base Cost	1092	51,673	33,587

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Wood Stove	1	2,208	1,435
Direct-Vented Gas	2	5,229	3,399

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Totals:	444,401	288,833
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Notes: 6831

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 548,783

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1900

(11) Heating System: Electric Baseboard

Ground Area = 865 SF Floor Area = 865 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	865		
Total:				100,973	60,583

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
Separate Shower	1	1,176	706

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Wood Stove	1	2,208	1,325
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Deck

Treated Wood	1057	11,881	7,129
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Totals:	123,929	74,357
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Notes: BEACH HOUSE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 141,279

2022 Est. T.C.V. 006-203-019-00 = 1,396,029

Est. TCV/Total Floor Area = 352.27, Most recent sale 05/23/1990 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
636,200	636,200	636,200	425,402	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	61,800	0	0	14,038	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
698,000	698,000	698,000	439,440	439,440	391,102	

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Valuation Report

DB: 2022Ga

45-006-203-019-10	2022 Est. T.C.V.	LEISER DAVID M & DAWN L
Property Class: 408		6839 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	260.00	1.0000	0.9498	5400	100		512,911
100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								512,911

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	320	0	0
Wood Frame	26.45	90	50	1,190

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,190

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 867 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	780		
1 Story	Siding	Crawl Space	20		
1 Story	Siding	Basement	67		
Total:				166,865	133,486

Other Additions/Adjustments

Recreation Room	780	13,049	6,524
Basement, Outside Entrance, Below Grade	1	2,215	1,772

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Water/Sewer

2000 Gal Septic	1	8,364	6,691
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	360	5,242	4,194
WPP	300	4,377	3,502
WCP (1 Story)	35	2,158	1,726
WPP	360	5,242	4,194
WPP	48	1,755	1,404

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	691	24,413	19,530
Common Wall: 1 Wall	1	-2,324	-1,859

Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 246,762 193,489

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 367,629

Parcel Number: 45-006-203-019-10

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2022 Est. T.C.V. 006-203-019-10	=	886,730				
Est. TCV/Total Floor Area = 610.70, Most recent sale 03/06/1992 for 263,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
377,200	377,200	377,200	231,614	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,100	57,800	700	9,100	7,629	430
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
443,400	443,400	443,400	247,913	247,913		0

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Valuation Report

DB: 2022Ga

45-006-203-020-01	2022 Est. T.C.V.	KISH ELAINE M TRUST
Property Class: 408		6847 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 5400	100.18	213.06	0.9994	0.9311	5400 100	503,388
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =						503,388

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	200	0	0
Wood Frame	24.23	120	97	2,821

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	0.00	0	95	1,425
Total Estimated Land Improvements True Cash Value =				4,246

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling

Ground Area = 2756 SF Floor Area = 4823 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,756		
Total:				488,092	483,210

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-5,911	-5,852
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Totals: 482,181 477,358

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 906,981

20% Completed => Est. True Cash Value 2022 = 181,396

2022 Est. T.C.V. 006-203-020-01 = 689,030

Est. TCV/Total Floor Area = 142.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
211,800	211,800	211,800	184,761	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
90,700	42,000	0	90,700	6,097	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
344,500	344,500	344,500	281,558	281,558	0

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Valuation Report

DB: 2022Ga

45-006-203-021-00	2022 Est. T.C.V.	NOVAK ROBERT JOHN REVOCABLE TRUST
Property Class: 408		6843 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	226.00	1.0000	0.9366	5400	100		505,773
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								505,773

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	192	50	3,565
D/W/P: 4in Concrete	6.03	242	0	0
D/W/P: Flagstone/Sand	18.18	300	0	0
D/W/P: Asphalt Paving	2.68	1500	0	0
D/W/P: Patio Blocks	13.51	313	0	0
Wood Frame	20.66	275	50	2,841

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				21,406

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 1531 SF Floor Area = 1531 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
1 Story	Siding	Crawl Space	116		
1 Story	Siding	Basement	175		
Total:				193,760	135,632

Other Additions/Adjustments

Recreation Room	1415	23,673	11,836
Basement, Outside Entrance, Below Grade	1	2,215	1,550

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	528	7,651	5,356
WCP (1 Story)	72	3,446	2,412

Deck

Treated Wood	390	5,554	3,888
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	21,364	14,955
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Valuation Report

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Fireplaces

Exterior 2 Story	2	13,885	9,719
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Totals:	291,636	199,409
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 378,877

2022 Est. T.C.V. 006-203-021-00 = 906,056

Est. TCV/Total Floor Area = 591.81, Most recent sale 02/04/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
395,100	395,100	395,100	343,839	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	57,900	0	0	11,346	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
453,000	453,000	453,000	355,185	355,185	0

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Valuation Report

DB: 2022Ga

45-006-203-022-00	2022 Est. T.C.V.	KASPEREK MICHAEL A & MARY E
Property Class: 408		6849 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	250.00	1.0000	0.9461	5400	100		510,903
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	510,903

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	800	0	0
D/W/P: 4in Ren. Conc.	10.04	800	0	0
D/W/P: Flagstone/Sand	25.47	180	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	95	7,125
Total Estimated Land Improvements True Cash Value =				7,125

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 2127 SF Floor Area = 3190 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,127		
			Total:	441,090	410,215

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,666
3 Fixture Bath	2	18,088	16,822
2 Fixture Bath	1	6,029	5,607
Separate Shower	1	2,749	2,557

Water/Sewer

1000 Gal Septic	1	5,290	4,920
Water Well, 100 Feet	1	5,664	5,268

Porches

WGEP (1 Story)	266	22,262	20,704
WGEP (1 Story)	204	18,395	17,107
WPP	204	5,632	5,238
WCP (1 Story)	154	8,353	7,768
WCP (1 Story)	189	9,722	9,041
WCP (1 Story)	66	4,612	4,289

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	778	48,088	44,722
Common Wall: 1 Wall	1	-3,154	-2,933
Door Opener	1	662	616

Built-Ins

Appliance Allow.	1	5,926	5,511
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Fireplaces

Prefab 1 Story	1	3,776	3,512
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 609,051 566,480

Parcel Number: 45-006-203-022-00

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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,076,312

2022 Est. T.C.V. 006-203-022-00	=	1,594,340			
Est. TCV/Total Floor Area = 499.79, Most recent sale 12/02/2013 for 500,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
721,300	721,300	721,300	599,771	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	75,900	0	19,792	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
797,200	797,200	797,200	619,563	619,563	619,563

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Valuation Report

DB: 2022Ga

45-006-203-023-00	2022 Est. T.C.V.	MURRAY MICHAEL T & DORIS L ETAL J/T
Property Class: 408		8044 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 5400	92.00	285.00	1.0296	0.9586	5400 100	490,333
92 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =						490,333

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 2091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,071		
1 Story	Siding	Crawl Space	217		
Total:				271,834	217,468

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

CGEP (1 Story)	229	15,606	12,485
WCP (1 Story)	40	2,880	2,304
WCP (1 Story)	212	9,379	7,503
WCP (2 Story)	105	6,680	5,344
WPP	223	5,225	4,180

Deck

Treated Wood	398	5,962	2,385	*40% Good
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Balcony

Wood Balcony	38	1,636	327	*20% Good
Wood Balcony	35	1,506	301	*20% Good

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	912	14,182	11,346
Common Wall: 1/2 Wall	1	-1,348	-1,078
Door Opener	2	1,182	946
Base Cost	1054	49,875	39,900

Water/Sewer

Water Well, 100 Feet	1	5,403	4,322
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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 2 Story	1	8,947	7,158
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Totals: 416,090 328,604

Notes:

Parcel Number: 45-006-203-023-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 624,348

2022 Est. T.C.V. 006-203-023-00 = 1,119,681

Est. TCV/Total Floor Area = 535.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
491,700	491,700	491,700	280,156	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,100	0	0	9,245	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
559,800	559,800	559,800	289,401	289,401	0	

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Valuation Report

DB: 2022Ga

45-006-203-023-10	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

		* Factors *		GREEN AREA PARK			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP A 6400	16.50	135.00	1.8788	0.8896	6400	100	
17 Actual Front Feet, 0.05 Total Acres							
Total Est. Land Value =							176,494

2022 Est. T.C.V. 006-203-023-10 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-203-023-20	2022 Est. T.C.V.	KOMENDERA DAVID J & GAIL A
Property Class: 408		8088 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	75.00	250.00	1.1059	0.9461	5400	100		423,768
75 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	423,768

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	41.55	50	50	1,039

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				8,039

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	624		
2 Story	Siding	Crawl Space	328		
		Total:		193,006	154,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	434	16,327	13,062
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Deck

Treated Wood	36	1,382	1,106
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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 236,258 189,007

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 359,113

2022 Est. T.C.V. 006-203-023-20 = 790,920

Est. TCV/Total Floor Area = 496.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
340,400	340,400	340,400	161,251	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	55,100	0	0	5,321	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
395,500	395,500	395,500	166,572	166,572	0

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Valuation Report

DB: 2022Ga

45-006-203-024-00	2022 Est. T.C.V.	BLUE JAY PROPERTY LLC
Property Class: 408		8023 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	107.00	89.00	0.9832	0.7315	6000	100		461,731
107 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								461,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1	Single Family	1+ STORY	Cls CD	Blt 1978
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(11) Heating System: Forced Hot Water
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	616		
Total:				71,854	53,889

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	798	

Water/Sewer					
1000 Gal Septic		1	3,937	2,953	
Water Well, 100 Feet		1	4,880	3,660	

Porches					
CGEP (1 Story)		162	8,223	6,167	

Deck					
Treated Wood		253	4,086	3,064	

Built-Ins					
Appliance Allow.		1	1,673	1,255	

Fireplaces					
Prefab 1 Story		1	1,894	1,420	

Totals:			97,611	73,206	
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV:	139,091
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2022 Est. T.C.V. 006-203-024-00	=	605,822
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Est. TCV/Total Floor Area = 983.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
297,200	297,200	297,200	165,895	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	5,474	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
302,900	302,900	302,900	171,369	171,369	0

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45-006-203-025-00	2022 Est. T.C.V.	KEUNING CHERYL D TRUST
Property Class: 408		8049 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	72.00	0.9420	0.7011	6000	100		396,268
GRADE"D" 6000	27.00	72.00	0.9420	0.7011	6000	50	SURPLUS: ZONING 100 ft	53,496
127 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								449,764

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1896 SF Floor Area = 2799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,204		
1 Story	Siding	Crawl Space	692		
Total:				342,165	273,732

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	56	3,678	2,942
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Deck

Treated Wood	432	6,290	5,032
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	23,966	19,173
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Totals: 398,200 318,560

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 605,264

2022 Est. T.C.V. 006-203-025-00 = 1,057,528

Est. TCV/Total Floor Area = 377.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
504,000	504,000	504,000	359,455	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,800	0	0	11,862	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
528,800	528,800	528,800	371,317	371,317	371,317

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45-006-203-026-00	2022 Est. T.C.V.	HARRIS WILLIAM W & MOORE JAMIE M
Property Class: 408		6975 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 6400	100.00	452.52	0.7951	1.0040	6400	100		510,891	
GROUP A 6400	92.52	452.52	0.7951	1.0040	6400	50	SURPLUS: ZONING 100 ft	236,338	
193 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 747,230	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.52	460	50	4,029
Total Estimated Land Improvements True Cash Value =				4,029

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1540 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,540		
Total:				165,122	99,073

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,250		750
3 Fixture Bath		2	7,873		4,724

Water/Sewer					
1000 Gal Septic		1	4,122		2,473
Water Well, 100 Feet		1	5,066		3,040

Deck					
Treated Wood		648	7,575		4,545

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	864	25,263	15,158
Door Opener	2	926	556

Built-Ins

Appliance Allow.	1	2,413	1,448
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Fireplaces

Exterior 1 Story	1	5,681	3,409
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Totals: 225,291 135,176

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 256,834

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts
Ground Area = 740 SF Floor Area = 740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	740		
Total:				78,487	47,092

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Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,064	638
Built-Ins			
Appliance Allow.	1	1,673	1,004
Fireplaces			
Interior 1 Story	1	4,067	2,440
Totals:		85,291	51,174

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 97,231

2022 Est. T.C.V. 006-203-026-00 = 1,105,324

Est. TCV/Total Floor Area = 484.79, Most recent sale 02/09/2006 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
498,400	498,400	498,400	279,644	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,300	0	0	9,228	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
552,700	552,700	552,700	288,872	288,872	0	

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45-006-203-027-00	2022 Est. T.C.V.	VALENTI JOSEPH P & KAREN A
Property Class: 408		6851 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	101.67	255.00	0.9942	0.9480	5400	100		517,446
100 Actual Front Feet, 0.60 Total Acres					Total Est. Land Value =			517,446

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 2302 SF Floor Area = 3453 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,302		
			Total:	411,325	407,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	3	17,733	17,556

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 50 Feet	1	2,527	2,502

Porches

CPP	195	3,853	3,814
CSEP (1 Story)	234	10,574	10,468
CPP	659	11,111	11,000

Balcony

Wood Balcony	234	10,071	9,970
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	981	48,550	48,064
Storage Over Garage	130	2,022	2,002
Door Opener	3	1,773	1,755

Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Prefab 2 Story	1	3,921	3,882
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Totals: 538,355 532,970

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,012,643

2022 Est. T.C.V. 006-203-027-00	=	1,535,089
Est. TCV/Total Floor Area = 444.57		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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	536,900	536,900	536,900	377,886	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	159,200	71,400	0	159,200	12,470	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	767,500	767,500	767,500	549,556	549,556	0

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45-006-203-028-00	2022 Est. T.C.V.	PRZEKOP JEROME T & LAURA ANN
Property Class: 408		6871 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GROUP B 5400	95.37	335.00	1.0167	0.9742	5400	100	510,102
78 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =		510,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				140,624	91,406

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	830	

Water/Sewer					
1000 Gal Septic		1	4,209	2,736	
Water Well, 100 Feet		1	5,025	3,266	

Porches					
WGEP (1 Story)		32	4,212	2,738	
WGEP (1 Story)		96	8,151	5,298	
WPP		414	6,020	3,913	

Deck					
Treated Wood		172	3,242	2,107	

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		384	14,584	9,480	
Door Opener		1	473	307	

Built-Ins					
Appliance Allow.		1	2,394	1,556	

Fireplaces					
Wood Stove		1	2,208	1,435	

Local Cost Items					
GENERATOR		1	3,000	3,000	*100% Good

Totals: 195,419 128,072

Notes: CLOSEST TO BEACH

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 243,337

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
			Total:	68,105	44,269

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	830

Porches			
WPP	50	1,782	1,158

Built-Ins			
Appliance Allow.	1	2,394	1,556

Deck			
Treated Wood	20	790	513

Totals:	74,348	48,326
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Notes: CLOSEST TO ROAD

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 91,819

2022 Est. T.C.V. 006-203-028-00 = 850,258

Est. TCV/Total Floor Area = 470.28, Most recent sale 04/28/2017 for 694,000

2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
	365,300	365,300	365,300	341,330	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,800	57,000	0	2,800	11,263	0

2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	425,100	425,100	425,100	355,393	355,393	0

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45-006-203-029-00	2022 Est. T.C.V.	CRONIN MARGARET M
Property Class: 409		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOTS 500/F	25.00	400.00	1.0000	1.0000	500	100		12,500
25 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			12,500

2022 Est. T.C.V. 006-203-029-00 = 12,500

Est. TCV/Total Floor Area = 6.91, Most recent sale 07/01/2020 for 1,150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
8,500	8,500	8,500	8,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	-2,200	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,300	6,300	6,300	8,780	6,300	0

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45-006-203-030-00	2022 Est. T.C.V.	KENELY FAMILY LIVING TRUST
Property Class: 408		7993 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	84.00	90.00	1.0446	0.7331	6000	100		385,950
84 Actual Front Feet, 0.17 Total Acres					Total Est.		Land Value =	385,950

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	35.28	200	50	3,528
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,528

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1136 SF Floor Area = 1136 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	856		
1 Story	Siding	Basement	280		
		Total:		137,561	88,039

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
3 Fixture Bath	1	4,020	2,573
2 Fixture Bath	1	2,690	1,722

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Deck

Treated Wood	154	3,017	1,961	*65% Good
Treated Wood	712	8,003	5,202	*65% Good

Built-Ins

Appliance Allow.	1	2,394	1,532
Garbage Disposal	1	227	145

Fireplaces

Interior 1 Story	1	4,619	2,956
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Totals: 173,042 110,857

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 210,628

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/50/100/27.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	528		

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	Total:	56,539	15,547
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,064	293
Deck			
Treated Wood	176	3,217	885
Built-Ins			
Appliance Allow.	1	1,673	460
	Totals:	62,493	17,185

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 32,652

2022 Est. T.C.V. 006-203-030-00	=	637,758				
Est. TCV/Total Floor Area = 383.27, Most recent sale 07/23/2013 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
308,800	308,800	308,800	206,138	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,100	0	0	6,802	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,900	318,900	318,900	212,940	212,940	144,799	

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45-006-203-030-10	2022 Est. T.C.V.	MULDER TODD M & DAWN
Property Class: 408		8001 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	56.99	114.83	1.1509	0.7697	6000	100		302,921
57 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								302,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1985

(11) Heating System: Forced Heat & Cool
Ground Area = 915 SF Floor Area = 1601 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	915		
Total:				172,526	129,396

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck

Treated Wood	355	5,219	3,914
Treated Wood	27	1,082	811
Treated Wood	24	948	711

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Exterior 2 Story	1	6,942	5,206
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Totals: 203,642 152,732

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 290,191

2022 Est. T.C.V. 006-203-030-10 = 594,612

Est. TCV/Total Floor Area = 371.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,400	285,400	285,400	181,706	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	5,996	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
297,300	297,300	297,300	187,702	187,702	0	

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45-006-203-030-20	2022 Est. T.C.V.	BALK MELISSA L TRUST
Property Class: 408		7957 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	51.39	105.85	1.1811	0.7573	6000	100		275,786
51 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			275,786

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 765 SF Floor Area = 1542 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	765		
1 Story	Siding	Overhang	12		
		Total:		189,034	160,672
Other Additions/Adjustments					
	Recreation Room		765	12,798	3,199
Exterior	Stone Veneer		114	3,744	3,182
	Basement, Outside Entrance, Below Grade		1	2,215	1,883
Plumbing					
	Average Fixture(s)		1	1,277	1,085
	3 Fixture Bath		1	4,020	3,417
Water/Sewer					
	1000 Gal Septic		1	4,209	3,578
	Water Well, 100 Feet		1	5,025	4,271
Porches					
	WPP		650	9,386	7,978
Balcony					
	Wood Balcony		26	917	779
Built-Ins					
	Appliance Allow.		1	2,394	2,035
Fireplaces					
	Exterior 2 Story		1	6,942	5,901
		Totals:		241,961	197,980

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 376,162

2022 Est. T.C.V. 006-203-030-20		=	651,948
Est. TCV/Total Floor Area = 422.79, Most recent sale 11/24/2015 for 675,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
310,600	310,600	310,600	165,696 3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	15,400	0	5,467 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
326,000	326,000	326,000	171,163 171,163 0

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45-006-203-030-30	2022 Est. T.C.V.	SLEEPING BEAR LLC
Property Class: 408		7977 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	45.00	130.00	1.2209	0.7891	6000	100		260,119
45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								260,119

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	360	0	0
D/W/P: Asphalt Paving	3.40	300	0	0
D/W/P: 3.5 Concrete	7.12	290	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 804 SF Floor Area = 1613 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	804		
1 Story	Siding	Overhang	5		
			Total:	269,677	215,720

Other Additions/Adjustments

Recreation Room	804	21,073	16,858
Basement, Outside Entrance, Below Grade	3	11,051	8,841

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Deck

Treated Wood	40	1,523	1,218
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Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

2nd on Same Stack	1	5,229	4,183
Prefab 2 Story	1	4,700	3,760

Porches

WPP	761	15,334	12,267
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 363,127 290,929

Notes: KITCHENETTE IN WALKOUT BASEMENT

ECF (4134 BIG GLEN) 1.900 => TCV: 552,765

Parcel Number: 45-006-203-030-30

Page: 2

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls B -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 656 SF Floor Area = 1312 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	656		
			Total:	223,953	179,157

Other Additions/Adjustments

Recreation Room	328	8,597	6,878
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Basement, Outside Entrance, Below Grade	2	7,367	5,894
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Plumbing

Average Fixture(s)	1	2,867	2,294
2 Fixture Bath	1	6,029	4,823

Porches

WPP	102	3,503	2,802
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Deck

Treated Wood	46	1,624	1,299
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,789	3,031
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Totals:	264,979	211,978
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Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GARAGE

ECF (4134 BIG GLEN) 1.900 => TCV: 402,758

2022 Est. T.C.V. 006-203-030-30 = 1,220,642

Est. TCV/Total Floor Area = 417.31, Most recent sale 03/05/2015 for 1,020,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
598,600	598,600	598,600	509,879	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	16,826	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
610,300	610,300	610,300	526,705	526,705	0	

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Valuation Report

DB: 2022Ga

45-006-203-031-00	2022 Est. T.C.V.	WEADOCK FAMILY TRUST
Property Class: 401		7922 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	230.00	1.0000	0.9383	500	100		46,913
100 Actual Front Feet, 0.53 Total Acres					Total Est. Land Value =			46,913

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 878 SF Floor Area = 878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	878		
Total:				117,947	70,768

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	766	

Water/Sewer				
1000 Gal Septic	1	4,209	2,525	
Water Well, 100 Feet	1	5,025	3,015	

Porches				
CGEP (1 Story)	42	3,751	2,251	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	399	14,931	8,959	
Door Opener	1	473	284	

Built-Ins

Appliance Allow.	1	2,394	1,436	
Totals:			150,007	90,004

Notes:

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA) 1.300 => TCV: 117,005

2022 Est. T.C.V. 006-203-031-00 = 166,418

Est. TCV/Total Floor Area = 189.54, Most recent sale 06/17/1998 for 124,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,300	73,300	73,300	58,231	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	1,921	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,200	83,200	83,200	60,152	60,152	0	

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Valuation Report

DB: 2022Ga

45-006-204-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
090 EXEMPT PARK			0.68 Acres		5000 100	3,400
		0.68	Total Acres		Total Est. Land Value =	3,400

2022 Est. T.C.V. 006-204-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-224-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			126.570 Acres		4,000 100	506,280
		126.57	Total Acres		Total Est. Land Value =	506,280

2022 Est. T.C.V. 006-224-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-225-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			251.580 Acres		4,000 100	1,006,320
		251.58	Total Acres		Total Est. Land Value =	1,006,320

2022 Est. T.C.V. 006-225-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-236-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			302.330 Acres		4,000 100	1,209,320
		302.33	Total Acres		Total Est. Land Value =	1,209,320

2022 Est. T.C.V. 006-236-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-336-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
EXEMPT - PARK			98.150 Acres		4,009 100	393,525
		98.15	Total Acres		Total Est. Land Value =	393,525

2022 Est. T.C.V. 006-336-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-336-003-00	2022 Est. T.C.V.	CAMP LEELANAU & KOHAHNA
Property Class: 201		1610 S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
ACRE TBL 4770 LK MI			34.000	Acres	42,000 100	1,428,000
		34.00	Total Acres		Total Est. Land Value =	1,428,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016
Description of Occupancy: PB16-0280

Costs are taken from the Sheds - Boat Storage 4 Wall Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.56

Adjusted Square Foot Cost for Upper Floors = 35.56

Total Floor Area: 1,024 Base Cost New of Upper Floors = 36,414

Reproduction/Replacement Cost = 36,414
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
Total Depreciated Cost = 35,686

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
Total Cost New =						0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 49,960
Replacement Cost/Floor Area= 35.56 Est. TCV/Floor Area= 48.79

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,960

2022 Est. T.C.V. 006-336-003-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-336-009-00	2022 Est. T.C.V.	COUNTY OF LEELANAU
Property Class: 409		S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	66.60	552.76	1.1070	1.0357	12000	100		916,295
67 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	916,295

2022 Est. T.C.V. 006-336-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-336-010-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LK MI 12,500	500.00	0.00	1.0000	1.0000	12500	100	
EXEMPT - PARK			18.320 Acres		7,500	100	
500 Actual Front Feet, 18.32 Total Acres					Total Est. Land Value =		6,387,400

2022 Est. T.C.V. 006-336-010-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-336-020-00	2022 Est. T.C.V.	BARRATT FREDERICK J
Property Class: 460		1994 S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	662.00	0.8993	1.0299	15000	100	1,389,370
LK MI "A"	15000	30.00	662.00	0.8993	1.0299	15000	50 SURPLUS: ZONING 100 ft	208,406
130 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								1,597,776

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2207 SF Floor Area = 3318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,207		
1 Story	Siding	Overhang	8		
Total:				360,511	306,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	144	5,514	4,687
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Deck

Treated Wood	228	3,910	3,323
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	912	29,804	25,333
Common Wall: 1/2 Wall	1	-1,162	-988
Door Opener	2	946	804

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Exterior 2 Story	1	6,942	5,901
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Totals: 423,390 359,879

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 719,758

2022 Est. T.C.V. 006-336-020-00 = 2,322,384

Est. TCV/Total Floor Area = 699.93, Most recent sale 10/06/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,206,300	1,206,300	1,206,300	490,693	3.30

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Parcel Number: 45-006-336-020-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-45,100	0	0	16,192	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,161,200	1,161,200	1,161,200	506,885	506,885	506,885

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Valuation Report

DB: 2022Ga

45-006-336-030-00	2022 Est. T.C.V.	DEZELSKI LAURA LEE TRUST
Property Class: 460		1980 S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	545.00	0.9858	0.9716	15000	100	1,436,679
LK MI "A"	15000	326.00	545.00	0.9858	0.0000	15000	100* SEE ACREAGE TABLE: USPS CE	0
4470 CONSERVATION			4.079 Acres		1,000	100		4,079
* denotes lines that do not contribute to the total acreage calculation.								
426 Actual Front Feet, 5.33 Total Acres Total Est. Land Value = 1,440,758								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.63	192	70	2,907
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				7,757

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1909 SF Floor Area = 3825 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,198		
1 Story	Siding	Basement	312		
2 Story	Siding	Crawl Space	399		
1 Story	Siding	Overhang	319		
Total:				362,770	235,809

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	242	7,756	5,041
CPP	24	580	377

Deck

Treated Wood	394	5,587	3,632
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	647	20,956	13,621
Common Wall: 1.5 Wall	1	-2,877	-1,870
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
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Totals: 417,782 271,565

Notes:

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DB: 2022Ga

Parcel Number: 45-006-336-030-00

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 543,130

Ag. Bld 1 1960, 4 Wall Bulk Fertilizer Storag Class:D,Pole Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	38.17	1800	68,706
Default Walls	7.87	1800	14,166

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 14,503
ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 1 = 14,503

Ag. Bld 2 1900, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	13.24	1800	23,832
Default Walls	8.25	1800	14,850

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 6,769
ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 2 = 6,769

Ag. Bld 3 0, 4 Wall Utility Building Class:S Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	5.21	1600	8,336
Default Walls	5.09	1600	8,144

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 2,884
ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 3 = 2,884

Total Estimated True Cash Value of Agricultural Buildings = 24,156

2022 Est. T.C.V. 006-336-030-00 = 2,015,801

Est. TCV/Total Floor Area = 527.01, Most recent sale 01/20/1978 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,059,300	1,059,300	1,059,300	462,490	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-51,400	0	0	15,262	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,007,900	1,007,900	1,007,900	477,752	477,752	477,752	

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45-006-403-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		SOUTH MANITOU ISLE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			5,260.000 Acres		4,000	100		21,040,000
		5260.00	Total Acres				Total Est. Land Value =	21,040,000

2022 Est. T.C.V. 006-403-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-403-012-00	2022 Est. T.C.V.	SCHWARZ THOMAS & JO ANN
Property Class: 460		S MANITOU ISLAND
Map #: 85	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MANITOU	100.00	109.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	280		
1 Story	Siding	Slab	160		
Total:				48,005	28,804

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	638		
Water/Sewer					
1000 Gal Septic	1	3,937	2,362		
Water Well, 100 Feet	1	4,880	2,928		
Built-Ins					
Appliance Allow.	1	1,673	1,004		
Totals:				59,559	35,736

Notes:

ECF (4411 MANITOU ISLAND) 1.850 => TCV: 66,112

2022 Est. T.C.V. 006-403-012-00				=	148,537
Est. TCV/Total Floor Area = 337.58					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,100	69,100	69,100	12,115	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	399	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	12,514	12,514	0

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45-006-403-018-00	2022 Est. T.C.V.	GROSVENOR G MICHAEL TRUST
Property Class: 460		S MANITOU ISLAND
Map #: 85	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
MANITOU	100.00	209.00	1.0000	1.0000	800	100	80,000
100 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	97	1,455
Total Estimated Land Improvements True Cash Value =				1,455

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 648 SF Floor Area = 876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	456		
1 Story	Siding	Crawl Space	192		
Total:				84,022	46,212

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	585	
Water/Sewer					
1000 Gal Septic		1	3,937	2,165	
Water Well, 200 Feet		1	8,976	4,937	
Porches					
WCP (1 Story)		152	5,168	2,842	
WCP (1 Story)		72	3,108	1,709	
Built-Ins					
Appliance Allow.		1	1,673	920	
Totals:			107,948	59,370	

Notes:

ECF (4411 MANITOU ISLAND) 1.850 => TCV: 109,835

2022 Est. T.C.V. 006-403-018-00 = 191,290

Est. TCV/Total Floor Area = 218.37

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,100	87,100	87,100	13,110	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	432	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,600	95,600	95,600	13,542	13,542	0	

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45-006-410-001-00	2022 Est. T.C.V.	BOURDO THOMAS & JULIE TRUSTS
Property Class: 407		1 BEALS HOUSE A
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes: NORTH END

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-00 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 05/21/2021 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	14,858	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	72,100	0

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45-006-410-001-10	2022 Est. T.C.V.	STOLZ DONALD C & MARIAN F TRU
Property Class: 407		1 BEALS HOUSE B
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-10 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 12/30/1998 for 88,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,888	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	59,130	0

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45-006-410-001-20	2022 Est. T.C.V.	BRUCE DEAN & DIANNA
Property Class: 407		1 BEALS HOUSE C
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-20	=	144,205
Est. TCV/Total Floor Area = 135.02, Most recent sale 09/01/2021 for 150,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
67,900 67,900 67,900 57,242 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,200 0 0 14,858 0		

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	72,100	0

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45-006-410-001-30	2022 Est. T.C.V.	SIDES SUSAN KAY & MORTON S ALISON
Property Class: 407		1 BEALS HOUSE D
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-30 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 11/20/2009 for 152,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,888	0

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Parcel Number: 45-006-410-001-30

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	59,130	0

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45-006-410-001-40	2022 Est. T.C.V.	VAN ALLSBURG MARK & ROSEMARY
Property Class: 407		1 BEALS HOUSE E
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-40 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 06/07/2018 for 137,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,888	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	59,130	0

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45-006-410-001-50	2022 Est. T.C.V.	HUTER STEVEN & CLAUDIA
Property Class: 407		1 BEALS HOUSE F
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-50 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 09/06/2019 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	67,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	2,240	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	70,140	70,140	0

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DB: 2022Ga

45-006-410-001-60	2022 Est. T.C.V.	SISSON THOMAS H & CHRISTINE M
Property Class: 407		1 BEALS HOUSE G
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-60 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 08/15/2013 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,888	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	59,130	0

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Valuation Report

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45-006-410-001-70	2022 Est. T.C.V.	BEARDSLEE DANIEL & SUSAN H
Property Class: 407		1 BEALS HOUSE H
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Deck			
Treated Wood	286	4,805	542

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 240,800 27,163

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 84,205

2022 Est. T.C.V. 006-410-001-70 = 144,205

Est. TCV/Total Floor Area = 135.02, Most recent sale 03/15/2018 for 117,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,900	67,900	67,900	57,242	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,888	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	59,130	59,130	0

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Valuation Report

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45-006-410-002-00	2022 Est. T.C.V.	MCLEOD FAMILY LIVING TRUST
Property Class: 407		2 BEALS HOUSE A
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-00 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 10/01/2004 for 172,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,500	0	0	2,042	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	63,934	63,934	0

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Valuation Report

DB: 2022Ga

45-006-410-002-10	2022 Est. T.C.V.	ZWEERING RICHARD C & TERESA L TR
Property Class: 407		2 BEALS HOUSE B
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 3 STORY Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 764 SF Floor Area = 1257 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	764		
1 Story	Siding	Overhang	111		
		Total:		185,903	20,972

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 266,571 30,073

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 93,226

2022 Est. T.C.V. 006-410-002-10 = 153,226
Est. TCV/Total Floor Area = 121.90, Most recent sale 08/31/1998 for 166,458
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	73,000		73,000		73,000		61,168		3.30		
2022	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		3,600		0		0		2,018		0
2022	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	76,600		76,600		76,600		63,186		63,186		0

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45-006-410-002-20	2022 Est. T.C.V.	DAVID DARA M TR
Property Class: 407		2 BEALS HOUSE C
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-20 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 10/12/2010 for 185,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	2,042	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400	77,400	77,400	63,934	63,934	0

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45-006-410-002-30	2022 Est. T.C.V.	HOOGLAND FRANK & TIMMER LISA
Property Class: 407		2 BEALS HOUSE D
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-30 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 07/30/2020 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	73,900	3.30

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Parcel Number: 45-006-410-002-30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,500	0	0	2,438	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	76,338	76,338	0

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45-006-410-002-40	2022 Est. T.C.V.	DEBOSIER JEFFREY & KIMBERLEE TRUST
Property Class: 407		2 BEALS HOUSE E
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-40 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 12/15/2017 for 112,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,500	0	0	2,042	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	63,934	63,934	0

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DB: 2022Ga

45-006-410-002-50	2022 Est. T.C.V.	KOOP CATHY S REVOCABLE TRUST
Property Class: 407		2 BEALS HOUSE F
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-50 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 02/19/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,500	0	0	2,042	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	63,934	63,934	0

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DB: 2022Ga

45-006-410-002-60	2022 Est. T.C.V.	KOOP BRIAN W TRUST
Property Class: 407		2 BEALS HOUSE G
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-60 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 09/29/2017 for 109,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,500	0	0	2,042	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400	77,400	77,400	63,934	63,934	0

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Valuation Report

DB: 2022Ga

45-006-410-002-70	2022 Est. T.C.V.	ODONNELL SUSAN F TRUST
Property Class: 407		2 BEALS HOUSE H
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 837 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	837		
			Total:	190,278	21,463

Other Additions/Adjustments

Recreation Room	752	17,777	2,005
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

CPP	63	1,481	167
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Deck

Treated Wood	145	3,073	347
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829

Totals: 270,946 30,564

Notes: 2ND STORY LOCATION

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 94,748

2022 Est. T.C.V. 006-410-002-70 = 154,748

Est. TCV/Total Floor Area = 123.21, Most recent sale 07/24/2012 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
73,900	73,900	73,900	61,892	3.30

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Valuation Report

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Parcel Number: 45-006-410-002-70

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,500	0	0	2,042	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,400		77,400	77,400	63,934	63,934	0

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Valuation Report

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45-006-410-003-00	2022 Est. T.C.V.	HAVENS MARGARET A
Property Class: 407		3 BEALS HOUSE A
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
		Total:		162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 252,855 28,523

Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 88,421

2022 Est. T.C.V. 006-410-003-00 = 148,421
Est. TCV/Total Floor Area = 138.97, Most recent sale 11/02/1998 for 175,800

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			70,300	70,300	59,102	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	3,900	0	1,950	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			74,200	74,200	61,052	61,052	0

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Valuation Report

DB: 2022Ga

45-006-410-003-10	2022 Est. T.C.V.	BLAIR CHERYL
Property Class: 407		3 BEALS HOUSE B
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	667		
1 Story	Siding	Overhang	67		
			Total:	162,434	18,322

Other Additions/Adjustments

Recreation Room	644	15,224	1,717
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 252,855 28,523

Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 88,421

2022 Est. T.C.V. 006-410-003-10 = 148,421
Est. TCV/Total Floor Area = 138.97, Most recent sale 10/18/2013 for 136,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
			70,300	70,300	59,102	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
			0	3,900	0	1,950	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
			74,200	74,200	61,052	61,052	0

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Valuation Report

DB: 2022Ga

45-006-410-003-20	2022 Est. T.C.V.	KOSTER JAN M TRUST
Property Class: 407		3 BEALS HOUSE C
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 74,989

2022 Est. T.C.V. 006-410-003-20 = 134,989

Est. TCV/Total Floor Area = 126.39, Most recent sale 12/01/2017 for 117,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

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Parcel Number: 45-006-410-003-20

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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Valuation Report

DB: 2022Ga

45-006-410-003-30	2022 Est. T.C.V.	PAULSELL CHARLES TRUSTEES OF
Property Class: 407		3 BEALS HOUSE D
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H410 BEALS BEALS HOUSE	60K		1	Units	60000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 2000
Exterior Units: 1	Interior Units: 0	Roof: Asph.	Shingle	

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV:	74,989
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2022 Est. T.C.V. 006-410-003-30	=	134,989
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Est. TCV/Total Floor Area = 126.39, Most recent sale 09/12/1998 for 87,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

Parcel Number: 45-006-410-003-30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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DB: 2022Ga

45-006-410-003-40	2022 Est. T.C.V.	HAVENS MARGARET A
Property Class: 407		3 BEALS HOUSE E
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 74,989

2022 Est. T.C.V. 006-410-003-40 = 134,989

Est. TCV/Total Floor Area = 126.39, Most recent sale 11/02/1998 for 175,800

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

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Parcel Number: 45-006-410-003-40

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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DB: 2022Ga

45-006-410-003-50	2022 Est. T.C.V.	ACKROYD KEVIN & CHRISTIE
Property Class: 407		3 BEALS HOUSE F
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 74,989

2022 Est. T.C.V. 006-410-003-50 = 134,989

Est. TCV/Total Floor Area = 126.39, Most recent sale 10/01/2013 for 131,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

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Parcel Number: 45-006-410-003-50

Page: 2

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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DB: 2022Ga

45-006-410-003-60	2022 Est. T.C.V.	LAMOKO NICHOLAS P & KATHLEEN
Property Class: 407		3 BEALS HOUSE G
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 74,989

2022 Est. T.C.V. 006-410-003-60 = 134,989

Est. TCV/Total Floor Area = 126.39, Most recent sale 04/16/1999 for 88,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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Valuation Report

DB: 2022Ga

45-006-410-003-70	2022 Est. T.C.V.	KAGEY FAMILY TRUST
Property Class: 407		3 BEALS HOUSE H
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H410 BEALS BEALS HOUSE	60K		1	Units	60000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 667 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
1 Story	Siding	Overhang	67		
			Total:	139,237	15,706

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	351
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Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	55	3,573	403
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Deck

Treated Wood	286	4,805	542
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 1 Story	1	5,984	675
Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals:	214,434	24,190
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Notes: 2ND STRY LAKE VIEW

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 74,989

2022 Est. T.C.V. 006-410-003-70 = 134,989

Est. TCV/Total Floor Area = 126.39, Most recent sale 09/21/2018 for 127,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
62,600	62,600	62,600	53,316	3.30

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Valuation Report

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Parcel Number: 45-006-410-003-70

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	1,759	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,500	67,500	67,500	55,075	55,075	0

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Valuation Report

DB: 2022Ga

45-006-410-004-00	2022 Est. T.C.V.	HAVENS MARGARET A
Property Class: 407		4 BEALS HOUSE A
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-00 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 05/08/2018 for 135,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Parcel Number: 45-006-410-004-00

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-10	2022 Est. T.C.V.	WALLINGTON TIMOTHY & OGILVIE ALISON
Property Class: 407		4 BEALS HOUSE B
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck			
Treated Wood	239	4,278	483

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-10 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 12/02/2015 for 140,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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Parcel Number: 45-006-410-004-10

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-20	2022 Est. T.C.V.	WILLIS FRANK D & ROBERTA KELLY
Property Class: 407		4 BEALS HOUSE C
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-20 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 09/21/2007 for 175,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-30	2022 Est. T.C.V.	LALONDE STEPHEN & SUZANNE
Property Class: 407		4 BEALS HOUSE D
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-30 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 09/30/2003 for 184,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-40	2022 Est. T.C.V.	BLACKFORD BRADLEY & MICHELLE TRUST
Property Class: 407		4 BEALS HOUSE E
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-40 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 11/20/2015 for 141,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-50	2022 Est. T.C.V.	KEPP WILLIAM SCOTT JR & REED HEATHER
Property Class: 407		4 BEALS HOUSE F
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-50 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 05/31/2018 for 135,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-004-60	2022 Est. T.C.V.	CLEMETSEN ERIC A & HELEN C
Property Class: 407		4 BEALS HOUSE G
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-60 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 08/17/2017 for 125,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-410-004-60

Page: 2

2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

03/22/2022
08:19 AM

Valuation Report

DB: 2022Ga

45-006-410-004-70	2022 Est. T.C.V.	CONTE JOSEPH R REVOCABLE LIVING
Property Class: 407		4 BEALS HOUSE H
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-004-70 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 02/12/2004 for 189,900
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-410-004-70

Page: 2

2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-005-00	2022 Est. T.C.V.	DULIC CHARLES & KARLA B TRUST
Property Class: 407		5 BEALS HOUSE A
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
			Total:	165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-00 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 06/30/2004 for 186,900
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-410-005-00

Page: 2

2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-005-10	2022 Est. T.C.V.	ZESSIN DAVID M & JAN MARIE TRUST
Property Class: 407		5 BEALS HOUSE B
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-10 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 11/01/2016 for 112,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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Parcel Number: 45-006-410-005-10

Page: 2

2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-005-20	2022 Est. T.C.V.	BARRY JOHN H & LEAH K
Property Class: 407		5 BEALS HOUSE C
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
H410 BEALS BEALS HOUSE	60K	1	Units	60000	0.00000	100
	0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-20 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 04/23/2021 for 160,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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Parcel Number: 45-006-410-005-20

Page: 2

2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	15,015	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	73,600	0

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Valuation Report

DB: 2022Ga

45-006-410-005-30	2022 Est. T.C.V.	MAY DEBORAH O TRUST
Property Class: 407		5 BEALS HOUSE D
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-30 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 09/08/2017 for 132,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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Parcel Number: 45-006-410-005-30

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-410-005-40	2022 Est. T.C.V.	MANIACI STEVE & LAURA
Property Class: 407		5 BEALS HOUSE E
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-40 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 11/08/2018 for 145,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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Parcel Number: 45-006-410-005-40

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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Valuation Report

DB: 2022Ga

45-006-410-005-50	2022 Est. T.C.V.	JUNEWICK DR JOSEPH J & ELIZABETH A
Property Class: 407		5 BEALS HOUSE F
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K	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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-50	=	147,259
Est. TCV/Total Floor Area = 134.98		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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Valuation Report

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Parcel Number: 45-006-410-005-50

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-410-005-60	2022 Est. T.C.V.	WENSON PAUL & JENIFER, EWALD MATT
Property Class: 407		5 BEALS HOUSE G
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
		Total:		165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
---------------	----	-------	-----

Deck

Treated Wood	239	4,278	483
--------------	-----	-------	-----

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-60	=	147,259
Est. TCV/Total Floor Area = 134.98		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,933	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	60,518	0

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45-006-410-005-70	2022 Est. T.C.V.	MAY DEBORAH O TRUST
Property Class: 407		5 BEALS HOUSE H
Map #: 15,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H410.H410 BEALS HOUSE APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H410 BEALS BEALS HOUSE	60K		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 2002
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 678 SF Floor Area = 1091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/12/11.28

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	678		
1 Story	Siding	Overhang	74		
			Total:	165,245	18,641

Other Additions/Adjustments

Recreation Room	679	16,052	1,811
Basement, Outside Entrance, Below Grade	1	3,109	351

Plumbing

Average Fixture(s)	1	1,880	212
3 Fixture Bath	1	5,911	667
2 Fixture Bath	1	3,960	447
Ceramic Tile Floor	1	1,163	131
Ceramic Tile Wains	1	2,359	266

Porches

WCP (1 Story)	45	3,090	349
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Deck

Treated Wood	239	4,278	483
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	322	21,977	2,479
Common Wall: 1 Wall	1	-2,697	-304
Door Opener	1	591	67

Water/Sewer

Public Water	1	1,656	187
Public Sewer	1	1,656	187

Built-Ins

Appliance Allow.	1	3,439	388
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Fireplaces

Interior 2 Story	1	7,349	829
Two Sided	1	8,482	957

Totals: 249,500 28,148

Notes:

ECF (H410 BEALS HOUSE 1/8 CONDO HOMESTEAD) 3.100 => TCV: 87,259

2022 Est. T.C.V. 006-410-005-70 = 147,259
Est. TCV/Total Floor Area = 134.98, Most recent sale 12/10/2021 for 180,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	69,600	69,600	69,600	58,585	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	15,015	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,600	73,600	73,600	60,518	73,600	0

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45-006-530-000-00	2022 Est. T.C.V.	ARBOR ESTATES PLATTED PUBLIC PARK
Property Class: 402		ARBOR ESTATES SUB
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBOR EST 900	115.00	62.50	0.9523	1.0000	900	100	
115 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =
							98,559

2022 Est. T.C.V. 006-530-000-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-530-001-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

		* Factors *		TRIANGLE PARK & LAKE ST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	110.00	138.60	0.9672	1.0000	900	100		95,752
110 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 95,752

2022 Est. T.C.V. 006-530-001-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/17/2014 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-530-002-00	2022 Est. T.C.V.	SELITSKY MARK P & ORIT R
Property Class: 401		6144 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	110.00	200.00	0.9672	1.0000	900	100		95,752
110 Actual Front Feet, 0.51 Total Acres								95,752
Total Est. Land Value =								95,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				183,664	146,931

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	156	7,549	6,039
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Deck

Treated Wood	390	5,885	4,708
Treated Wood	12	501	401

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	29,241	*89% Good
Common Wall: 1 Wall	1	-2,697	-2,400	
Door Opener	1	591	526	

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 257,207 208,533

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 344,079

2022 Est. T.C.V. 006-530-002-00 = 444,831

Est. TCV/Total Floor Area = 294.20, Most recent sale 09/30/2016 for 365,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
200,900	200,900	200,900	193,730	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 45-006-530-002-00

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0	21,500	0	0	6,393	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
222,400	222,400	222,400	200,123	200,123	0

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45-006-530-003-00	2022 Est. T.C.V.	FRAENKEL TRUST
Property Class: 401		6148 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	168.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 1764 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,176		
Total:				219,145	175,315

Other Additions/Adjustments

Exterior					
Stone Veneer		30	1,211		969

Plumbing					
Average Fixture(s)		1	1,880		1,504
3 Fixture Bath		1	5,911		4,729

Water/Sewer					
1000 Gal Septic		1	4,877		3,902
Water Well, 100 Feet		1	5,403		4,322

Porches					
WCP (1 Story)		252	10,403		8,322
WSEP (1 Story)		204	11,561		9,249
WCP (1 Story)		152	7,399		5,919

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	26,284
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins					
Appliance Allow.		1	3,439		2,751

Fireplaces					
Interior 2 Story		1	7,349		5,879

Totals: 309,327 247,460

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 408,309

2022 Est. T.C.V. 006-530-003-00 = 503,309

Est. TCV/Total Floor Area = 285.32, Most recent sale 10/30/2008 for 413,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
226,700	226,700	226,700	218,594	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	7,213	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,700	251,700	251,700	225,807	225,807	0

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Valuation Report

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45-006-530-004-00	2022 Est. T.C.V.	EWING ROBERT A & STEPHANIE M
Property Class: 401		6152 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	120.00	150.00	0.9382	1.0000	900	100		101,324
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								101,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 2308 SF Floor Area = 3186 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,144		
1 Story	Siding	Crawl Space	552		
1.5 Story	Siding	Slab	612		
Total:				353,684	247,573

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	252	7,918	5,543
WPP	296	4,378	3,065

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	952	37,452	26,216
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 427,054 298,932

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 493,238

2022 Est. T.C.V. 006-530-004-00 = 599,562

Est. TCV/Total Floor Area = 188.19, Most recent sale 03/01/1993 for 22,096

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
285,600	285,600	285,600	170,884	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	5,639	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-530-004-00

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299,800	299,800	299,800	176,523	176,523	176,523
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45-006-530-005-00	2022 Est. T.C.V.	ANNATOYN JEFFREY & CORNILLIE K
Property Class: 401		6188 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	125.00	158.00	0.9249	1.0000	900	100		104,048
125 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								104,048

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1685	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1652 SF Floor Area = 2065 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,652		
Total:				271,071	230,411

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	434	16,327	13,878
WSEP (1 Story)	113	7,316	6,219

Deck

Treated Wood	188	3,658	3,109
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	25,488	21,665
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals: 355,794 302,426

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 499,003

2022 Est. T.C.V. 006-530-005-00 = 605,551
Est. TCV/Total Floor Area = 293.25, Most recent sale 08/19/2016 for 530,000

Parcel Number: 45-006-530-005-00

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	272,500		272,500	272,500	257,955	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		30,300	0	0	8,512	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	302,800		302,800	302,800	266,467	266,467	266,467

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45-006-530-006-00	2022 Est. T.C.V.	EBEL GREGORY L TRUST
Property Class: 401		6206 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
ARBOR EST 900	116.00	165.00	0.9494	1.0000	900	100	99,115
116 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =		99,115

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1772 SF Floor Area = 1772 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,772		
Total:				226,010	180,785

Other Additions/Adjustments

Exterior			
Stone Veneer	20	657	526

Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches			
WCP (1 Story)	169	6,202	4,962
WPP	424	6,165	4,932

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	20,244	16,195
Door Opener	1	473	378

Built-Ins			
Appliance Allow.	1	2,394	1,915

Totals: 276,676 221,318

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 365,175

2022 Est. T.C.V. 006-530-006-00 = 469,290

Est. TCV/Total Floor Area = 264.84, Most recent sale 08/28/2015 for 415,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
224,100	224,100	224,100	213,748	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	7,053	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
234,600	234,600	234,600	220,801	220,801	0

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45-006-530-007-00	2022 Est. T.C.V.	MCCARTY KEVIN J & PEG STRAUSS
Property Class: 401		6250 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
ARBOR EST 900	100.00	180.00	1.0000	1.0000	900	100	90,000
100 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =		90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1066 SF Floor Area = 2156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,066		
1 Story	Siding	Overhang	24		
Total:				284,217	213,161

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	110	5,696	4,272
WPP	304	5,700	4,275
WCP (1 Story)	16	1,222	916

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	656	30,438	22,828
Storage Over Garage	328	5,100	3,825
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Totals: 353,114 264,832

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 436,973

2022 Est. T.C.V. 006-530-007-00 = 531,973

Est. TCV/Total Floor Area = 246.74, Most recent sale 08/03/1994 for 32,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
252,500	252,500	252,500	122,863	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	4,054	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
266,000	266,000	266,000	126,917	126,917	126,917	

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Valuation Report

DB: 2022Ga

45-006-530-008-00	2022 Est. T.C.V.	MCCARTY PETER E & MAHAJAN JAYSHREE
Property Class: 401		6239 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	180.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.41 Total Acres								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	132	0	0
D/W/P: Asphalt Paving	2.68	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				1,425

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = 1505 SF Floor Area = 1505 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,505		
Total:				179,222	170,265

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	1	4,020	3,819

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 50 Feet	1	2,324	2,208

Porches

WCP (1 Story)	171	6,253	5,940
WCP (1 Story)	137	5,306	5,041

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	621	27,249	25,887
Storage Over Garage	171	2,033	1,931
Door Opener	1	473	449

Built-Ins

Appliance Allow.	1	2,394	2,274
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Totals: 238,915 226,973

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 374,505

2022 Est. T.C.V. 006-530-008-00 = 465,930

Est. TCV/Total Floor Area = 309.59, Most recent sale 07/21/2021 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,900	209,900	209,900	201,031	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,100	0	0	31,969	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,000	233,000	233,000	207,665	233,000	0

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Valuation Report

DB: 2022Ga

45-006-530-009-00	2022 Est. T.C.V.	PEPPLER LINDA TRUSTEE
Property Class: 401		6266 S LAKE ST
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	130.00	238.54	0.6392	1.0000	900	100		74,786
ARBOR EST 900	229.19	238.54	0.6392	1.0000	900	50	SURPLUS & EXCESS	65,924
359 Actual Front Feet, 1.97 Total Acres								
Total Est. Land Value =								140,711

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1479 SF Floor Area = 1479 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,479		
Total:				184,313	149,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	1,034		

Water/Sewer					
1000 Gal Septic	1	4,209	3,409		
Water Well, 100 Feet	1	5,025	4,070		

Porches					
CPP	108	1,872	1,516		

Deck					
Treated Wood	224	3,866	3,131		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	15,616
Common Wall: 1 Wall	1	-1,920	-1,555
Door Opener	1	473	383

Built-Ins

Appliance Allow.	1	2,394	1,939
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Totals: 220,788 178,838

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 295,083

2022 Est. T.C.V. 006-530-009-00 = 440,794

Est. TCV/Total Floor Area = 298.04, Most recent sale 12/18/1992 for 30,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,300	200,300	200,300	137,160	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	0	4,526	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,400	220,400	220,400	141,686	141,686	141,686	

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Valuation Report

DB: 2022Ga

45-006-531-010-00	2022 Est. T.C.V.	HENNESSEY JOHN M & CHRISTINE M
Property Class: 401		6251 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	228.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.52 Total Acres								90,000
Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	450	0	0
D/W/P: Asphalt Paving	3.12	1800	0	0
Wood Frame	30.68	127	50	1,948
Wood Frame	43.47	27	50	587
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,535

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1488 SF Floor Area = 2112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,488		
1 Story	Siding	Overhang	175		
1 Story	Siding	Overhang	65		
1 Story	Brick	Overhang	12		
Total:				289,884	231,908

Other Additions/Adjustments

Recreation Room	772	18,250	14,600
Basement, Outside Entrance, Below Grade	2	6,218	4,974

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	55	3,629	2,903
WPP	420	7,854	6,283

Deck

Treated Wood	416	6,140	4,912
Treated Wood	150	3,138	2,510
Treated Wood	180	3,546	2,837

Balcony

Wood Balcony	175	7,532	6,026
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	761	33,674	26,939
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Direct-Vented Gas	1	3,805	3,044
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Totals:		412,945	330,356
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 545,087

2022 Est. T.C.V. 006-531-010-00 = 642,622

Est. TCV/Total Floor Area = 304.27, Most recent sale 09/21/2018 for 525,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
288,800	288,800	288,800	274,228	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,500	0	0	9,049	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
321,300	321,300	321,300	283,277	283,277	0	

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Valuation Report

DB: 2022Ga

45-006-531-011-00	2022 Est. T.C.V.	KOKOWICZ ADRIENE LIVIG TRUST
Property Class: 401		6257 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
ARBOR EST 900	130.00	238.00	0.9123	1.0000	900	100	106,735
130 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =		106,735

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,272		
Total:				153,909	115,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

CCP (1 Story)	80	1,995	1,496
WPP	168	3,582	2,686

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 1 Story	1	2,242	1,681
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Deck

Treated Wood	16	632	474
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Totals: 179,285 134,461

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 221,861

2022 Est. T.C.V. 006-531-011-00 = 331,096

Est. TCV/Total Floor Area = 260.30, Most recent sale 03/01/1993 for 17,010

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,400	150,400	150,400	97,639	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	3,222	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,500	165,500	165,500	100,861	100,861	100,861	

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Valuation Report

DB: 2022Ga

45-006-531-012-00	2022 Est. T.C.V.	CIOLEK TODD & KELLY
Property Class: 401		6263 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	134.00	203.00	0.9026	1.0000	900	100		108,858
134 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								108,858

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1015	0	0
D/W/P: Asphalt Paving	2.68	1276	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1426 SF Floor Area = 2139 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,426		
Total:				224,328	168,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WSEP (1 Story)	85	4,603	3,452
WPP	259	4,320	3,240
WPP	49	1,769	1,327
WCP (1 Story)	200	6,946	5,209

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,551	16,163
Storage Over Garage	336	3,995	2,996
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Totals: 287,482 215,610

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 355,757

2022 Est. T.C.V. 006-531-012-00 = 467,115

Est. TCV/Total Floor Area = 218.38, Most recent sale 01/15/2014 for 360,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
221,600	221,600	221,600	202,303	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,000	0	0	6,675	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,600	233,600	233,600	208,978	208,978	208,978

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Valuation Report

DB: 2022Ga

45-006-531-013-00	2022 Est. T.C.V.	WARD TIMOTHY R & LIIOI-WARD MARY
Property Class: 401		6269 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	130.00	178.00	0.9123	1.0000	900	100		106,735
130 Actual Front Feet, 0.53 Total Acres Total Est. Land Value =								106,735

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1690	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1790 SF Floor Area = 2998 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,790		
1 Story	Siding	Overhang	291		
1 Story	Siding	Overhang	12		
0.5 Story	Siding	Overhang	12		
0.5 Story	Siding	Overhang	9		
Total:				323,755	291,404

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,993
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Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618
2 Fixture Bath	1	2,690	2,421
Separate Shower	1	1,176	1,058

Porches

WCP (1 Story)	432	12,213	10,992
WSEP (1 Story)	275	11,135	10,021
WPP	101	2,497	2,247
WPP	213	4,053	3,648

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	582	26,015	23,413
Common Wall: 1 Wall	1	-2,324	-2,092
Door Opener	1	473	426

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Interior 2 Story	1	5,751	5,176
Raised Hearth	1	383	345

Totals: 397,723 357,974

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 590,657

Parcel Number: 45-006-531-013-00

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2022	Est. T.C.V.	006-531-013-00	=	702,392		
Est. TCV/Total Floor Area = 234.29, Most recent sale 07/10/2015 for 573,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	315,800	315,800	315,800	297,023	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,400	0	0	9,801	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	351,200	351,200	351,200	306,824	306,824	0

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DB: 2022Ga

45-006-531-014-00	2022 Est. T.C.V.	SANTORO PHILLIP R & DINA A
Property Class: 401		6275 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	103.00	174.00	0.9897	1.0000	900	100		91,746
103 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								91,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2702	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 2629 SF Floor Area = 3286 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,476		
1.25 Story	Siding	Basement	1,153		
Total:				367,378	282,904

Other Additions/Adjustments

Recreation Room	1476	24,693	12,346
Exterior			
Stone Veneer	350	11,494	8,850
Basement, Outside Entrance, Below Grade	1	2,215	1,706

Plumbing

Average Fixture(s)	1	1,277	983
3 Fixture Bath	3	12,059	9,285

Water/Sewer

1000 Gal Septic	1	4,209	3,241
Water Well, 100 Feet	1	5,025	3,869

Porches

WPP	384	5,587	4,302
WCP (1 Story)	347	9,831	7,570
Foundation: Basement	347	7,395	5,694
WPP	756	10,365	7,981

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 3 Car	1	4,251	3,273
Door Opener	2	946	728

Built-Ins

Appliance Allow.	2	4,787	3,686
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Fireplaces

Prefab 2 Story	2	5,484	4,223
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Totals: 476,996 360,641

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 595,058

2022 Est. T.C.V. 006-531-014-00	=	689,304
Est. TCV/Total Floor Area = 209.77, Most recent sale 09/06/2018 for 570,000		
2021 Assessed	MBOR	S.E.V.
309,400	309,400	309,400
		Base for Cap
		C.P.I.
		294,668
		3.30
2022	New	Eq. Adjustment
	0	35,300
		Loss
		0
		Additions
		0
		Tax Adjustment
		9,724
		Losses
		0
2022 Assessed	MBOR	S.E.V.
344,700	344,700	344,700
		Capped
		304,392
		->Taxable<-
		304,392
		PRE/MBT
		304,392

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Valuation Report

DB: 2022Ga

45-006-531-015-00	2022 Est. T.C.V.	HENNESSEY JOHN M & CHRISTINE M
Property Class: 401		6281 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	103.00	167.00	0.9897	1.0000	900	100		91,746
103 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								91,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool
Ground Area = 2511 SF Floor Area = 3071 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,511		
1 Story	Siding	Overhang	532		
1 Story	Siding	Overhang	28		
Total:				452,552	416,349

Other Additions/Adjustments

Recreation Room	1700	40,188	20,094
Basement, Outside Entrance, Below Grade	1	3,109	2,860

Plumbing

Average Fixture(s)	1	1,880	1,730
3 Fixture Bath	2	11,822	10,876
2 Fixture Bath	1	3,960	3,643

Water/Sewer

2000 Gal Septic	1	9,576	8,810
Water Well, 100 Feet	1	5,403	4,971

Porches

CCP (1 Story)	72	2,314	2,129
WPP	691	12,839	11,812

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	632	35,063	32,258
Common Wall: 1 Wall	1	-2,697	-2,481
Door Opener	1	591	544

Fireplaces

Prefab 1 Story	1	3,172	2,918
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 582,772 519,363

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 856,949

Parcel Number: 45-006-531-015-00

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2022 Est. T.C.V. 006-531-015-00	=	953,695				
Est. TCV/Total Floor Area = 310.55, Most recent sale 09/23/2021 for 975,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
431,500	431,500	431,500	379,844	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	45,300	0	0	96,956	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
476,800	476,800	476,800	392,378	476,800		0

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Valuation Report

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45-006-531-016-00	2022 Est. T.C.V.	PETERSON WILLIAM A TRUST &
Property Class: 401		6287 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	103.00	184.00	0.9897	1.0000	900	100		91,746
103 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								91,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1476 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,476		
Total:				233,493	186,794

Other Additions/Adjustments

Recreation Room	1476	34,893	8,723
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CCP (1 Story)	40	1,375	1,100
WPP	172	4,563	3,650

Deck

Pine w/Roof (Deck Portion)	40	1,171	937
Pine w/Roof (Roof portion)	40	933	746

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	25,488	20,390
Common Wall: 1/2 Wall	1	-1,144	-915
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Direct-Vented Gas	1	3,805	3,044
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Totals: 335,698 249,366

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 411,454

Parcel Number: 45-006-531-016-00

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2022	Est. T.C.V.	006-531-016-00	=	508,200		
Est. TCV/Total Floor Area = 344.31, Most recent sale 03/01/1993 for 23,310						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	240,000	240,000	240,000	216,948	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,100	0	0	7,159	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	254,100	254,100	254,100	224,107	224,107	0

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Valuation Report

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45-006-531-017-00	2022 Est. T.C.V.	TITUSKIN STEPHEN W
Property Class: 401		6293 W LAKE WOOD DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	108.00	184.00	0.9494	1.0000	900	100		92,280
ARBOR EST 900	8.00	0.00	0.9494	1.0000	900	100	SURPLUS: ZONING 100 ft	6,836
116 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								99,115

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1777 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,777		
0.5 Story	Siding	Overhang	24		
0.5 Story	Siding	Overhang	23		
Total:				238,872	179,168

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,661
Plumbing			
Average Fixture(s)	1	1,277	958
Water/Sewer			
1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769
Porches			
CCP (1 Story)	71	1,792	1,344
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	508	19,731	14,798
Common Wall: 1/2 Wall	1	-1,162	-871
Door Opener	2	946	709
Built-Ins			
Appliance Allow.	1	2,394	1,795
Fireplaces			
Interior 1 Story	1	4,619	3,464
Totals:		279,918	209,952

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 346,421

2022 Est. T.C.V. 006-531-017-00	=	450,536				
Est. TCV/Total Floor Area = 250.30, Most recent sale 12/12/1994 for 41,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,800	213,800	213,800	122,553	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-531-017-00

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0	11,500	0	0	4,044	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,300	225,300	225,300	126,597	126,597	126,597

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Valuation Report

DB: 2022Ga

45-006-531-018-00	2022 Est. T.C.V.	ULRICH JOHN M & JUDY
Property Class: 401		6299 W LAKE WOOD DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
ARBOR EST 900	100.00	150.00	1.0000	1.0000	900	100	90,000
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1421 SF Floor Area = 2076 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,421		
1 Story	Siding	Overhang	300		
Total:				243,360	231,193

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	2	8,039	7,637

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 100 Feet	1	5,025	4,774

Porches

WGEP (1 Story)	162	11,398	10,828
WCP (1 Story)	164	6,071	5,767
WPP	387	5,631	5,349

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	595	26,400	25,080
Common Wall: 2 Wall	1	-4,647	-4,415
Door Opener	1	473	449

Fireplaces

Prefab 1 Story	1	2,242	2,130
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Totals: 313,633 297,951

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 491,619

2022 Est. T.C.V. 006-531-018-00 = 583,119

Est. TCV/Total Floor Area = 280.89, Most recent sale 12/24/2014 for 477,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
262,100	262,100	262,100	248,221	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,500	0	0	8,191	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,600	291,600	291,600	256,412	256,412	256,412	

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Valuation Report

DB: 2022Ga

45-006-531-019-00	2022 Est. T.C.V.	NETTLETON FAMILY TRUST
Property Class: 401		6290 W LAKE WOOD DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	197.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.45 Total Acres								90,000
Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	950	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1907 SF Floor Area = 1907 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,907		
			Total:	313,629	266,585

Other Additions/Adjustments

Recreation Room	1907	45,081	45,081
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

CCP (1 Story)	158	4,767	4,052
WSEP (1 Story)	169	10,001	8,501
WPP	440	8,224	6,990

Deck

Treated Wood	35	1,359	1,155
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	530	30,963	26,319
Common Wall: 2 Wall	1	-5,388	-4,580
Door Opener	1	591	502

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	488	29,226	24,842
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Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 465,874 402,755

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 664,546

2022 Est. T.C.V. 006-531-019-00 = 759,546
Est. TCV/Total Floor Area = 398.29, Most recent sale 12/17/2001 for 114,500

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	340,800		340,800	340,800	298,186	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		39,000	0	0	9,840	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	379,800		379,800	379,800	308,026	308,026	308,026

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Valuation Report

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45-006-531-020-00	2022 Est. T.C.V.	MALLON JOHN F
Property Class: 401		6284 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	101.00	192.00	0.9965	1.0000	900	100		90,584
101 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								90,584

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,454

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,620		
Total:				214,706	171,765

Other Additions/Adjustments

Recreation Room	1020	17,065	853
Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	2	8,039	6,431
Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020
Porches			
WSEP (1 Story)	238	10,048	8,038
WCP (1 Story)	210	7,159	5,727
Deck			
Treated Wood	446	6,061	4,849

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	25,834	20,667
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 1 Story	1	5,635	4,508
Wood Stove	1	2,208	1,766

Totals: 307,809 233,447

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 385,188

2022 Est. T.C.V. 006-531-020-00 = 482,226

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Est. TCV/Total Floor Area = 297.67, Most recent sale 08/14/2017 for 515,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,100	228,100	228,100	222,167	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	7,331	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
241,100	241,100	241,100	229,498	229,498	229,498	

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Valuation Report

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45-006-531-021-00	2022 Est. T.C.V.	IHME LINDA L
Property Class: 401		6278 S LAKEWOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	175.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 90,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling

Ground Area = 2100 SF Floor Area = 2100 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,100		
Total:				256,964	254,396

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-5,911	-5,852
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Totals: 251,053 248,544

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 410,098

20% Completed => Est. True Cash Value 2022 = 82,020

2022 Est. T.C.V. 006-531-021-00 = 172,020

Est. TCV/Total Floor Area = 81.91, Most recent sale 08/14/2020 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,500	42,500	42,500	42,500	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
41,000	2,500	0	41,000	1,402	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,000	86,000	86,000	84,902	84,902	0

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45-006-531-022-00	2022 Est. T.C.V.	ALONZI MARK J & REBECCA L
Property Class: 401		6129 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	174.00	0.9672	1.0000	900	100		87,047
ARBOR EST 900	10.00	174.00	0.9672	1.0000	900	50	SURPLUS: ZONING 100'	4,352
110 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								91,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,288		
Total:				171,954	128,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck

Treated Wood	216	3,771	2,828
Treated Wood	24	948	711

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,279	14,459
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	1	473	355
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	14,952	11,214
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Exterior 1 Story	1	5,635	4,226
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Totals: 232,490 174,368

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 287,707

2022 Est. T.C.V. 006-531-022-00	=	384,107
Est. TCV/Total Floor Area = 298.22, Most recent sale 03/01/1993 for 25,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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	182,200	182,200	182,200	101,407	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	3,346	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	192,100	192,100	192,100	104,753	104,753	104,753

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45-006-531-023-00	2022 Est. T.C.V.	ROBINSON WILLIAM J & PATRICIA
Property Class: 402		S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBOR EST 900	130.00	162.00	0.9123	1.0000	900	100	
130 Actual Front Feet,	0.48	Total Acres			Total Est. Land Value =		
							Value
							106,735
							106,735

2022 Est. T.C.V. 006-531-023-00 = 106,735

Est. TCV/Total Floor Area = 82.87, Most recent sale 10/29/1993 for 25,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,400	50,400	50,400	22,738	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	750	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	23,488	23,488	0	

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45-006-531-024-00	2022 Est. T.C.V.	KEIL DAVID A & JENNIFER W
Property Class: 401		6252 W LAKE WOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	170.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.51	695	0	0
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,454

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1442 SF Floor Area = 1982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	362		
Total:				213,032	191,737

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Water/Sewer

1000 Gal Septic	1	4,209	3,788
Water Well, 100 Feet	1	5,025	4,522

Porches

WCP (1 Story)	288	8,389	7,550
WPP	79	2,318	2,086
WCP (1 Story)	60	3,046	2,741

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	654	23,472	21,125
Storage Over Garage	319	3,793	3,414
Door Opener	2	946	851

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Wood Stove	1	2,208	1,987
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Totals: 274,129 246,723

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 407,093

2022 Est. T.C.V. 006-531-024-00 = 503,547

Est. TCV/Total Floor Area = 254.06, Most recent sale 09/19/2016 for 360,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
226,900	226,900	226,900	216,936	3.30

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Parcel Number: 45-006-531-024-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,900	0	0	7,158	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,800	251,800	251,800	224,094	224,094	0

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45-006-531-025-00	2022 Est. T.C.V.	FENNINGDORF EARL & CAROLYN TRUST
Property Class: 402		S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	230.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet,	0.53	Total Acres			Total Est. Land Value =			90,000

2022 Est. T.C.V. 006-531-025-00 = 90,000

Est. TCV/Total Floor Area = 45.41, Most recent sale 03/14/1997 for 50,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,500	42,500	42,500	26,967	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	889	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	27,856	27,856	0

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DB: 2022Ga

45-006-531-026-00	2022 Est. T.C.V.	KERR DAVID G & SUSAN M
Property Class: 401		6115 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ARBOR EST 900	100.00	200.00	1.0000	1.0000	900	100	90,000
100 Actual Front Feet, 0.46 Total Acres							90,000
Total Est. Land Value =							90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1212 SF Floor Area = 2121 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,212		
Total:				272,753	218,202

Other Additions/Adjustments

Exterior					
Stone Veneer	44	1,775	1,420		
Basement, Outside Entrance, Below Grade	1	3,109	2,487		

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	192	8,778	7,022
WSEP (1 Story)	140	8,638	6,910
WPP	240	5,376	4,301

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	29,106	23,285
Storage Over Garage	308	4,789	3,831
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Wood Stove	1	3,195	2,556
Direct-Vented Gas	1	3,805	3,044

Totals: 364,688 291,749

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 481,386

Parcel Number: 45-006-531-026-00

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2022	Est. T.C.V.	006-531-026-00	=	576,386		
Est. TCV/Total Floor Area = 271.75, Most recent sale 12/19/2014 for 380,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	259,300	259,300	259,300	234,349	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,900	0	0	7,733	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	288,200	288,200	288,200	242,082	242,082	0

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45-006-531-027-00	2022 Est. T.C.V.	VERPLOEGH LIVING TRUST
Property Class: 402		S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBOR EST 900	92.00	190.00	1.0000	1.0000	900	100	
92 Actual Front Feet,	0.40	Total Acres			Total Est. Land Value =		
							Value
							82,800
							82,800

2022 Est. T.C.V. 006-531-027-00 = 82,800

Est. TCV/Total Floor Area = 39.04, Most recent sale 05/22/1998 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
39,100	39,100	39,100	26,967	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,300	0	0	889	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,400	41,400	41,400	27,856	27,856	0

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45-006-531-028-00	2022 Est. T.C.V.	VERPLOEGH LIVING TRUST
Property Class: 401		6114 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	100.00	195.00	1.0000	1.0000	900	100		90,000
100 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	398	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1705 SF Floor Area = 1705 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,705		
			Total:	228,990	171,760

Other Additions/Adjustments

Recreation Room	426	7,127	5,345
Plumbing			
Average Fixture(s)	1	1,277	958
Water/Sewer			
1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769
Porches			
WCP (1 Story)	232	7,584	5,688
CGEP (1 Story)	184	10,151	7,613
Deck			
Treated Wood	440	6,006	4,504

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	14,459
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
Prefab 1 Story	1	2,242	1,681

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 300,456 226,108

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 373,078

Parcel Number: 45-006-531-028-00

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2022	Est. T.C.V.	006-531-028-00	=	468,078		
Est. TCV/Total Floor Area = 274.53, Most recent sale 08/08/1994 for 38,500						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	222,200	222,200	222,200	139,266	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,800	0	0	4,595	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	234,000	234,000	234,000	143,861	143,861	0

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45-006-531-029-00	2022 Est. T.C.V.	ZIMMERMAN DALE G & ROSEMARY
Property Class: 401		6108 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBOR EST 900	112.00	205.00	0.9611	1.0000	900	100		96,880
112 Actual Front Feet, 0.53 Total Acres Total Est. Land Value =								96,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1997

(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				191,740	143,805

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WGEP (1 Story)	180	12,233	9,175
WCP (1 Story)	72	3,446	2,584

Deck

Treated Wood	192	3,485	2,614
Treated Wood	192	3,485	2,614

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,987	12,740
Common Wall: 2 Wall	1	-3,841	-2,881
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 1 Story	1	2,242	1,681
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Totals: 247,175 185,381

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 305,879

2022 Est. T.C.V. 006-531-029-00 = 405,259

Est. TCV/Total Floor Area = 259.78, Most recent sale 08/22/1994 for 45,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
201,300	201,300	201,300	111,423	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	3,676	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	202,600	202,600	202,600	115,099	115,099	0

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45-006-531-030-00	2022 Est. T.C.V.	COOK JAMES W & CONSTANCE E
Property Class: 401		6102 S ARBOR DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4530.4530 ARBOR ESTATES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBOR EST 900	112.00	197.00	0.9611	1.0000	900	100	
112 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		96,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
Total:				218,092	174,464

Other Additions/Adjustments

Exterior			
Stone Veneer	100	3,284	2,627

Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches			
WGEF (1 Story)	192	12,743	10,194
WCP (1 Story)	132	5,155	4,124
WPP	264	4,338	3,470

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	15,423
Common Wall: 1 Wall	1	-1,920	-1,536
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 1 Story	1	4,619	3,695
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Totals: 282,988 226,379

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 373,525

2022 Est. T.C.V. 006-531-030-00 = 475,405
Est. TCV/Total Floor Area = 257.25, Most recent sale 02/19/2008 for 0
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	224,900	224,900	224,900	215,659	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,800	0	0	7,116	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	237,700	237,700	237,700	222,775	222,775	0

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45-006-533-005-00	2022 Est. T.C.V.	SOUTH MANITOU ISLAND CEMETERY
Property Class: 201		SOUTH MANITOU ISLAND
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres				Total Est. Land Value =	0

2022 Est. T.C.V. 006-533-005-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-535-001-00	2022 Est. T.C.V.	ANDERSON BRADLEY TRUST
Property Class: 401		6122 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> GROUP A	\$90K				90000	100		90,000
100 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 891 SF Floor Area = 891 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	891		
			Total:	125,417	94,062

Other Additions/Adjustments

Recreation Room	446	7,462	5,596
Basement, Outside Entrance, Below Grade	1	2,215	1,661

Plumbing

Average Fixture(s)	1	1,277	958
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Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WGEP (1 Story)	176	12,056	9,042
WCP (1 Story)	60	3,046	2,284

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	416	17,243	12,932
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 185,436 139,075

Notes: 885 BASEMENT - CHECK

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 229,474

2022 Est. T.C.V. 006-535-001-00 = 321,974

Est. TCV/Total Floor Area = 361.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,400	148,400	148,400	111,956	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	3,694	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,000	161,000	161,000	115,650	115,650	0

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45-006-535-002-00	2022 Est. T.C.V.	BALARDO JOHN JOSEPH
Property Class: 401		6134 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
117 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	500	0	0
D/W/P: 3.5 Concrete	5.33	20	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1148 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,148		
			Total:	185,987	176,687

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	1	4,020	3,819
2 Fixture Bath	1	2,690	2,555

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 100 Feet	1	5,025	4,774

Porches

CGEP (1 Story)	95	6,398	6,078
WPP	248	4,276	4,062

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	583	21,641	20,559
Common Wall: 1/2 Wall	1	-1,162	-1,104
Door Opener	1	473	449

Built-Ins

Appliance Allow.	1	2,394	2,274
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Fireplaces

Direct-Vented Gas	1	2,614	2,483
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Totals: 243,997 231,795

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 382,462

2022 Est. T.C.V. 006-535-002-00 = 473,962

Est. TCV/Total Floor Area = 275.24, Most recent sale 04/29/2016 for 390,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
216,000	216,000	216,000	205,793	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	21,000	0	0	6,791	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
237,000	237,000	237,000	212,584	212,584	0

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45-006-535-003-00	2022 Est. T.C.V.	WOLMA KEVIN T & REGINA A
Property Class: 401		6146 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$90K				90000	100		90,000
122 Actual Front Feet,	0.33	Total Acres			Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1369 SF Floor Area = 1711 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,369		
			Total:	200,451	192,432

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,226
3 Fixture Bath	1	4,020	3,859

Water/Sewer

2000 Gal Septic	1	8,364	8,029
Water Well, 50 Feet	1	2,324	2,231

Porches

WCP (1 Story)	100	4,108	3,944
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Deck

Treated Wood	385	5,506	5,286
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	585	21,692	20,824
Common Wall: 1/2 Wall	1	-1,162	-1,116
Door Opener	1	473	454

Built-Ins

Appliance Allow.	1	2,394	2,298
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Fireplaces

Direct-Vented Gas	1	2,614	2,509
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Breezeways

Frame Wall	89	5,300	5,088
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Totals: 257,361 247,064

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 407,656

2022 Est. T.C.V. 006-535-003-00 = 497,656

Est. TCV/Total Floor Area = 290.86, Most recent sale 05/06/2016 for 92,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,500	226,500	226,500	216,159	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	7,133	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
248,800	248,800	248,800	223,292	223,292	0	

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Valuation Report

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45-006-535-004-00	2022 Est. T.C.V.	HOUGHTALING GREGORY W & BARBARA J
Property Class: 402		S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	90,000

2022 Est. T.C.V. 006-535-004-00 = 90,000

Est. TCV/Total Floor Area = 52.60, Most recent sale 08/14/1998 for 59,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	43,597	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,403	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	45,035	45,000	0

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Valuation Report

DB: 2022Ga

45-006-535-005-00	2022 Est. T.C.V.	SCHORER TODD & SHEILA
Property Class: 401		6152 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A \$90K					90000	100		90,000
119 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	3780	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Heat Pump
Ground Area = 1399 SF Floor Area = 2420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,399		
1 Story	Siding	Overhang	21		
1 Story	Siding	Overhang	300		
		Total:		315,168	252,134

Other Additions/Adjustments

Exterior				
Stone Veneer	100	4,035	3,228	

Plumbing				
Average Fixture(s)	1	1,880	1,504	
3 Fixture Bath	1	5,911	4,729	
2 Fixture Bath	1	3,960	3,168	

Water/Sewer				
1000 Gal Septic	1	4,877	3,902	
Water Well, 100 Feet	1	5,403	4,322	

Porches				
WCP (1 Story)	152	7,399	5,919	
WSEP (1 Story)	180	10,505	8,404	

Deck				
Treated Wood	102	2,385	1,908	

Garages				
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	600	26,226	20,981	
Common Wall: 1.5 Wall	1	-3,437	-2,750	
Door Opener	1	591	473	

Built-Ins				
Appliance Allow.	1	3,439	2,751	

Fireplaces				
Prefab 2 Story	1	3,921	3,137	

Totals: 392,263 313,810

Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 517,787

2022 Est. T.C.V. 006-535-005-00 = 612,787

Est. TCV/Total Floor Area = 253.22, Most recent sale 07/16/2012 for 405,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,000	278,000	278,000	226,945	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,400	0	0	7,489	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
306,400	306,400	306,400	234,434	234,434	0	

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Valuation Report

DB: 2022Ga

45-006-535-006-00	2022 Est. T.C.V.	CROWTHER JASON R &
Property Class: 401		6160 S GLEN LAKE RD
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A \$90K					90000 100	90,000
103 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Overhang	28		
Total:				113,501	90,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WSEP (1 Story)	120	5,986	4,789
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Deck

Treated Wood	240	4,042	3,234
Treated Wood	20	790	632

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	300	14,049	11,239
Common Wall: 2 Wall	1	-4,647	-3,718
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 1 Story	1	2,242	1,794
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Totals: 152,031 121,624

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 200,680

2022 Est. T.C.V. 006-535-006-00 = 293,180

Est. TCV/Total Floor Area = 296.74, Most recent sale 08/18/1999 for 52,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
141,200	141,200	141,200	133,335	3.30

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-535-006-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	0	4,400	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,600	146,600	146,600	137,735	137,735	137,735

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Valuation Report

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45-006-540-001-00	2022 Est. T.C.V.	PAZZI DENNIS A & DOROTHY K
Property Class: 407		17 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H540 BEACH 2400SQFT			1 Units	250000.00000	105 END UNIT	262,500
	0.00	Total Acres		Total Est. Land Value =		262,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1174 SF Floor Area = 1174 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,174		
			Total:	157,322	117,991

Other Additions/Adjustments

Basement Living Area	1160	35,983	26,987
Basement, Outside Entrance, Below Grade	1	2,215	1,661

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

CCP (2 Story)	135	3,669	2,752
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 215,217 161,412

Notes: END -LWR-MID LEVEL

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 500,377

2022 Est. T.C.V. 006-540-001-00 = 762,877

Est. TCV/Total Floor Area = 649.81, Most recent sale 09/21/1984 for 132,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
338,800	338,800	338,800	193,467	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,600	0	6,384	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
381,400	381,400	381,400	199,851	199,851	0

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Valuation Report

DB: 2022Ga

45-006-540-002-00	2022 Est. T.C.V.	TAYLOR WILLIAM
Property Class: 407		15 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH 2400SQFT			1 Units	250000.00000	100			250,000
	0.00	Total Acres		Total Est. Land Value =				250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1172 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,172		
			Total:	157,096	117,820

Other Additions/Adjustments

Basement Living Area	1192	36,976	27,732
Basement, Outside Entrance, Below Grade	1	2,215	1,661

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

CCP (2 Story)	135	3,669	2,752
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 215,984 161,986

Notes: LWR-MID LEVEL

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 502,157

2022 Est. T.C.V. 006-540-002-00 = 752,157

Est. TCV/Total Floor Area = 641.77, Most recent sale 07/05/2004 for 800,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
333,200	333,200	333,200	247,526	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,900	0	8,168	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
376,100	376,100	376,100	255,694	255,694	0

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45-006-540-003-00	2022 Est. T.C.V.	KONOLD STEVEN & JODIE WARRICK
Property Class: 407		11 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1021 SF Floor Area = 1021 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,021		
			Total:	115,178	92,141

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Porches

CPP	144	2,362	1,890
CPP	145	2,375	1,900

Deck

Treated Wood	62	1,724	1,379
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Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 2 Story	1	5,751	4,601
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Totals: 137,667 110,132

Notes: 1ST LVL 2BDRM 2 BATH

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 341,409

2022 Est. T.C.V. 006-540-003-00 = 561,409

Est. TCV/Total Floor Area = 549.86, Most recent sale 10/14/2019 for 485,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
251,600	251,600	251,600	251,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,100	0	0	8,302	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,700	280,700	280,700	259,902	259,902	0

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45-006-540-004-00	2022 Est. T.C.V.	MOLITOR LAVERNE J TRUST
Property Class: 407		7 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1249 SF Floor Area = 1249 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,249		
			Total:	136,754	102,556

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

CPP	140	2,306	1,729
CPP	151	2,457	1,843

Deck

Treated Wood	83	2,003	1,502
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 159,548 119,651

Notes: LOWER

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 370,918

2022 Est. T.C.V. 006-540-004-00 = 590,918

Est. TCV/Total Floor Area = 473.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
263,800	263,800	263,800	165,142	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,700	0	5,449	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
295,500	295,500	295,500	170,591	170,591	0

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45-006-540-005-00	2022 Est. T.C.V.	BEACHCOMBER III LLC
Property Class: 407		3 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1100SQFT			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 887 SF Floor Area = 887 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	887		
			Total:	119,707	95,766

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

CPP	140	2,895	2,316
CPP	151	3,086	2,469

Deck

Treated Wood	83	2,121	1,697
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 149,700 119,761

Notes: BLDG A 1ST FLOOR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 371,258

2022 Est. T.C.V. 006-540-005-00 = 571,258

Est. TCV/Total Floor Area = 644.03, Most recent sale 07/21/2021 for 660,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,400	220,400	220,400	220,400	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
36,600	28,600	0	36,600	28,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
285,600	285,600	285,600	264,273	285,600	0

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Valuation Report

DB: 2022Ga

45-006-540-006-00	2022 Est. T.C.V.	PESTLE FAMILY TRUST
Property Class: 407		1 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	105	END UNIT		231,000
	0.00	Total Acres		Total Est. Land Value =				231,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1143 SF Floor Area = 1143 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,143		
			Total:	126,829	95,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

CPP	177	2,795	2,096
CPP	128	2,136	1,602

Deck

Treated Wood	48	1,497	1,123
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 149,285 111,950

Notes: LOWER

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 347,045

2022 Est. T.C.V. 006-540-006-00 = 578,045

Est. TCV/Total Floor Area = 505.73, Most recent sale 09/25/1990 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
259,400	259,400	259,400	170,616	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,600	0	5,630	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
289,000	289,000	289,000	176,246	176,246	0

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DB: 2022Ga

45-006-540-007-00	2022 Est. T.C.V.	DETRICK MARGARET A
Property Class: 407		18 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	105	END UNIT		231,000
	0.00	Total Acres		Total Est. Land Value =				231,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1174 SF Floor Area = 1174 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,174		
			Total:	129,757	97,306

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WPP	48	1,728	1,296
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Balcony

Wood Balcony	168	5,885	4,414
Wood Balcony	55	1,927	1,445

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 155,325 116,482

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 361,094

2022 Est. T.C.V. 006-540-007-00 = 592,094

Est. TCV/Total Floor Area = 504.34, Most recent sale 07/20/1998 for 335,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
265,200	265,200	265,200	187,267	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	30,800	0	6,179	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,000	296,000	296,000	193,446	193,446	193,446	

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Valuation Report

DB: 2022Ga

45-006-540-008-00	2022 Est. T.C.V.	MEAD DONALD C & CAROL J TRUSTEES OF
Property Class: 407		16 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1172 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,172		
			Total:	129,555	97,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Balcony

Wood Balcony	55	1,927	1,445
Wood Balcony	169	5,920	4,440

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Porches

WPP	22	1,008	756
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Totals: 154,438 115,820

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 359,042

2022 Est. T.C.V. 006-540-008-00 = 579,042

Est. TCV/Total Floor Area = 494.06, Most recent sale 08/14/1998 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
258,900	258,900	258,900	187,267	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,600	0	0	6,179	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
289,500	289,500	289,500	193,446	193,446	0

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Valuation Report

DB: 2022Ga

45-006-540-009-00	2022 Est. T.C.V.	FLODEN ROBERT E & GLORIA J
Property Class: 407		13 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	100	220,000
	0.00	Total Acres		Total Est. Land Value =		220,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1023 SF Floor Area = 1023 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,023		
			Total:	115,384	86,529

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WPP	62	2,017	1,513
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Balcony

Wood Balcony	144	5,044	3,783
Wood Balcony	145	5,079	3,809

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	2	11,503	8,627
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Totals: 149,304 111,969

Notes: UPPER LVL-INT

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 347,104

2022 Est. T.C.V. 006-540-009-00 = 567,104

Est. TCV/Total Floor Area = 554.35, Most recent sale 07/06/2015 for 495,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
253,900	253,900	253,900	253,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,700	0	0	8,378	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
283,600	283,600	283,600	262,278	262,278	0

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Valuation Report

DB: 2022Ga

45-006-540-010-00	2022 Est. T.C.V.	CRESSWELL MARGARET TRUST
Property Class: 407		9 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	100			220,000
	0.00	Total Acres		Total Est. Land Value =				220,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1249 SF Floor Area = 1249 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,249		
			Total:	136,754	102,556

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WPP	83	2,327	1,745
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Balcony

Wood Balcony	140	4,904	3,678
Wood Balcony	151	5,290	3,967

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 165,303 123,967

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 384,298

2022 Est. T.C.V. 006-540-010-00 = 604,298

Est. TCV/Total Floor Area = 483.83, Most recent sale 06/18/2021 for 755,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,300	269,300	269,300	189,434	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,800	0	0	112,666	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
302,100	302,100	302,100	195,685	302,100	0

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Valuation Report

DB: 2022Ga

45-006-540-011-00	2022 Est. T.C.V.	GOVE PHILIP & ANGELA
Property Class: 407		5 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1100SQFT			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 887 SF Floor Area = 887 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	887		
			Total:	102,108	76,570

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WPP	83	2,327	1,745
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Balcony

Wood Balcony	140	4,904	3,678
Wood Balcony	151	5,290	3,967

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 130,657 97,981

Notes: TOP FLR

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 303,741

2022 Est. T.C.V. 006-540-011-00 = 503,741

Est. TCV/Total Floor Area = 567.92, Most recent sale 07/31/2020 for 455,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
225,900	225,900	225,900	225,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,000	0	0	7,454	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,900	251,900	251,900	233,354	233,354	0

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Valuation Report

DB: 2022Ga

45-006-540-012-00	2022 Est. T.C.V.	DELANEY CORMAC B & JUDITH K
Property Class: 407		2 BEACH COMBER
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H540.H540 BEACH COMBER CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H540 BEACH <1300SQFT			1 Units	220000.00000	105	END UNIT		231,000
	0.00	Total Acres		Total Est. Land Value =				231,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1143 SF Floor Area = 1143 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,143		
			Total:	126,829	95,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WPP	48	1,728	1,296
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Balcony

Wood Balcony	177	6,200	4,650
Wood Balcony	127	4,449	3,337

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Totals: 155,234 116,412

Notes: END UNIT BLDG A-TOP

ECF (H540 BEACH COMBER CONDO HOMESTEAD) 3.100 => TCV: 360,877

2022 Est. T.C.V. 006-540-012-00 = 591,877

Est. TCV/Total Floor Area = 517.83, Most recent sale 05/12/1990 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
265,100	265,100	265,100	144,935	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,800	0	0	4,782	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
295,900	295,900	295,900	149,717	149,717	0

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Valuation Report

DB: 2022Ga

45-006-545-001-00	2022 Est. T.C.V.	EINHORN BRIAN D TRUST
Property Class: 407		1 BEACH WALK 1
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000	0.00000	100	END UNIT	240,000
	0.00	Total Acres			Total Est. Land Value =			240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1330 SF Floor Area = 1330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,330		
			Total:	144,228	108,152

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	958
3 Fixture Bath			1	4,020	3,015

Porches					
WCP (1 Story)			33	2,000	1,500

Deck					
Treated Wood			463	6,213	4,660

Balcony					
Wood Balcony			69	2,417	1,813

Water/Sewer					
Public Water			1	1,293	970
Public Sewer			1	1,293	970

Built-Ins					
Appliance Allow.			1	2,394	1,795

Fireplaces					
Interior 1 Story			1	4,619	3,464

Totals: 169,754 127,297

Notes: END UNIT-1ST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 356,432

2022 Est. T.C.V. 006-545-001-00 = 596,432

Est. TCV/Total Floor Area = 448.45, Most recent sale 11/23/2009 for 158,333

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
289,500	289,500	289,500	191,788	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	6,329	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
298,200	298,200	298,200	198,117	198,117	0

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Valuation Report

DB: 2022Ga

45-006-545-002-00	2022 Est. T.C.V.	CALDWELL RONALD G & JANE
Property Class: 407		2 BEACH WALK 2
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000.00000	100	END-UPPER		240,000
	0.00	Total Acres		Total Est. Land Value =				240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1299 SF Floor Area = 1299 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,299		
			Total:	141,371	113,088

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	
3 Fixture Bath		1	4,020	3,216	

Porches					
WCP (1 Story)		33	2,000	1,600	

Deck					
Treated Wood		286	4,533	3,626	

Balcony					
Wood Balcony		199	6,971	5,577	
Wood Balcony		48	1,681	1,345	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 1 Story		1	4,619	3,695	

Lump Sum Items					
			0	0	
			0	0	

Totals: 171,452 137,152

Notes: END UNIT-TOP FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 384,026

2022 Est. T.C.V. 006-545-002-00 = 624,026

Est. TCV/Total Floor Area = 480.39, Most recent sale 05/20/2003 for 575,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
302,600	302,600	302,600	226,258	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	7,466	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,000	312,000	312,000	233,724	233,724	0	

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Valuation Report

DB: 2022Ga

45-006-545-003-00	2022 Est. T.C.V.	SAUERLAND PAUL E TRUST
Property Class: 407		3 BEACH WALK 3/4
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Deck

Treated Wood	258	4,234	3,175
Treated Wood	157	3,057	2,293

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	2	9,237	6,928
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Totals: 146,659 109,985

Notes: FIRST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 307,958

2022 Est. T.C.V. 006-545-003-00 = 507,958

Est. TCV/Total Floor Area = 488.89, Most recent sale 12/06/2017 for 515,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
246,400	246,400	246,400	246,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	7,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
254,000	254,000	254,000	254,531	254,000	0

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Valuation Report

DB: 2022Ga

45-006-545-004-00	2022 Est. T.C.V.	PALMS STEPHEN & ELIZABETH A
Property Class: 407		5 BEACH WALK 5/6
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100		UPPER-TOP	200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Balcony

Wood Balcony	258	9,038	6,778
Wood Balcony	157	5,500	4,125

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 149,288 111,956

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 313,477

2022 Est. T.C.V. 006-545-004-00 = 513,477

Est. TCV/Total Floor Area = 494.20, Most recent sale 08/18/2017 for 480,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
249,000	249,000	249,000	249,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	7,700	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
256,700	256,700	256,700	257,217	256,700	0

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Valuation Report

DB: 2022Ga

45-006-545-005-00	2022 Est. T.C.V.	CUSSEER JAMES C & DIANA N
Property Class: 407		7 BEACH WALK
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

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 = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	115,175	86,395

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	3,322
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
CPP	156	2,524	1,893

Deck

Treated Wood	184	3,389	2,542
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals:	143,344	107,521
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Notes: BASEMENT LEVEL/PARTIALLY BELOW GRADE 1039 SQFT

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 301,059

2022 Est. T.C.V. 006-545-005-00 = 501,059

Est. TCV/Total Floor Area = 482.25, Most recent sale 09/21/2018 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
243,100	243,100	243,100	243,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	7,400	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,500	250,500	250,500	251,122	250,500	0	

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Valuation Report

DB: 2022Ga

45-006-545-006-00	2022 Est. T.C.V.	HAYS MICHAEL J & JULIE D
Property Class: 407		9 BEACH WALK 9/10
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Balcony

Wood Balcony	184	6,446	4,834
Wood Balcony	150	5,255	3,941

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 146,451 109,828

Notes: 1ST FLR-MIDDLE

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 307,518

2022 Est. T.C.V. 006-545-006-00 = 507,518

Est. TCV/Total Floor Area = 488.47, Most recent sale 05/23/2014 for 470,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
246,200	246,200	246,200	246,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	7,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
253,800	253,800	253,800	254,324	253,800	0

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Valuation Report

DB: 2022Ga

45-006-545-007-00	2022 Est. T.C.V.	MITCHELLE MELISSA N & JOEL P
Property Class: 407		11 BEACH WALK 11/12
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100		UPPER TOP END	200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Balcony

Wood Balcony	184	6,446	4,834
Wood Balcony	150	5,255	3,941

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	2	9,237	6,928
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Totals: 151,069 113,292

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 317,218

2022 Est. T.C.V. 006-545-007-00 = 517,218

Est. TCV/Total Floor Area = 497.80, Most recent sale 10/23/2014 for 477,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,800	250,800	250,800	250,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	7,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,600	258,600	258,600	259,076	258,600	0

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Valuation Report

DB: 2022Ga

45-006-545-008-00	2022 Est. T.C.V.	ARCHIPLEY JOAN M #1 TRUST
Property Class: 407		13 BEACH WALK 13
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000.00000	100			240,000
	0.00	Total Acres		Total Est.	Land Value =			240,000

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 = 1287 SF Floor Area = 1287 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,287		
			Total:	138,317	103,753

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	3,322
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

CPP	129	2,152	1,614
WCP (1 Story)	33	2,000	1,500

Deck

Treated Wood	203	3,613	2,710
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals:	165,408	124,071
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Notes: BASEMENT LEVEL

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 347,399

2022 Est. T.C.V. 006-545-008-00 = 587,399

Est. TCV/Total Floor Area = 456.41, Most recent sale 09/01/2017 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,200	285,200	285,200	285,200	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	8,500	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,700	293,700	293,700	294,611	293,700	0	

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Valuation Report

DB: 2022Ga

45-006-545-009-00	2022 Est. T.C.V.	DAROOGEE MARJORIE R TRUST
Property Class: 407		14 BEACH WALK 14
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000.00000	100			240,000
	0.00	Total Acres		Total Est.	Land Value =			240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1287 SF Floor Area = 1287 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,287		
			Total:	140,270	105,190

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	33	2,000	1,500
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Balcony

Wood Balcony	203	7,111	5,333
Wood Balcony	129	4,519	3,389

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 168,796 126,584

Notes: 1ST FLR-MIDDLE

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 354,435

2022 Est. T.C.V. 006-545-009-00 = 594,435

Est. TCV/Total Floor Area = 461.88, Most recent sale 02/09/2018 for 570,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,500	288,500	288,500	288,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	8,700	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,200	297,200	297,200	298,020	297,200	0

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Valuation Report

DB: 2022Ga

45-006-545-010-00	2022 Est. T.C.V.	HOMESTEAD SW LLC
Property Class: 407		15 BEACH WALK 15
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000.00000	100		UPPER TOP END	240,000
	0.00	Total Acres		Total Est. Land Value =				240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1287 SF Floor Area = 1287 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,287		
			Total:	140,270	105,190

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	33	2,000	1,500
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Balcony

Wood Balcony	203	7,111	5,333
Wood Balcony	129	4,519	3,389

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 168,796 126,584

Notes: 2NDR FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 354,435

2022 Est. T.C.V. 006-545-010-00 = 594,435

Est. TCV/Total Floor Area = 461.88

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,500	288,500	288,500	288,500	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	8,700	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,200	297,200	297,200	298,020	297,200	0

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Valuation Report

DB: 2022Ga

45-006-545-011-00	2022 Est. T.C.V.	BARU LOIS A
Property Class: 407		16 BEACH WALK 16
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000	0.00000	100		240,000
	0.00	Total Acres		Total Est.	Land Value =			240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,288		
			Total:	140,363	105,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	33	2,000	1,500
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Deck

Treated Wood	190	3,462	2,596
Treated Wood	129	2,687	2,015

Balcony

Wood Balcony	13	455	341
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 163,863 122,881

Notes: 1ST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 344,067

2022 Est. T.C.V. 006-545-011-00 = 584,067

Est. TCV/Total Floor Area = 453.47, Most recent sale 04/10/1981 for 124,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,600	283,600	283,600	149,547	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	4,935	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,000	292,000	292,000	154,482	154,482	0	

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Valuation Report

DB: 2022Ga

45-006-545-012-00	2022 Est. T.C.V.	DECHANTS PETER C & JANE E
Property Class: 407		17 BEACH WALK 17
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000.00000	100	UPPER TOP		240,000
	0.00	Total Acres		Total Est.	Land Value =			240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,288		
			Total:	140,363	105,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	33	2,000	1,500
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Balcony

Wood Balcony	203	7,111	5,333
Wood Balcony	129	4,519	3,389

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 168,889 126,651

Notes: 2ND FLR-TOP 3BDRM 2BATH

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 354,623

2022 Est. T.C.V. 006-545-012-00 = 594,623

Est. TCV/Total Floor Area = 461.66, Most recent sale 09/13/2016 for 580,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,600	288,600	288,600	288,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	8,700	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,300	297,300	297,300	298,123	297,300	0

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DB: 2022Ga

45-006-545-013-00	2022 Est. T.C.V.	HANNA LINDA TRUST
Property Class: 407		18 BEACH WALK 18
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Deck

Treated Wood	242	4,063	3,047
Treated Wood	154	3,017	2,263

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
Sauna	1	5,746	4,309

Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 147,576 110,672

Notes: FIRST FLR

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 309,882

2022 Est. T.C.V. 006-545-013-00 = 509,882

Est. TCV/Total Floor Area = 490.74, Most recent sale 12/15/2009 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
247,300	247,300	247,300	222,432	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	7,340	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,900	254,900	254,900	229,772	229,772	0	

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Valuation Report

DB: 2022Ga

45-006-545-014-00	2022 Est. T.C.V.	CLEMESON MILDRED G IRREV FAM TRUST
Property Class: 407		20 BEACH WALK 20/21
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4545 BEACH <1100SQFT 200K			1 Units	200000.00000	100 UPPER-TOP	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 1039 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,039		
			Total:	116,924	87,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Porches

WCP (1 Story)	60	2,930	2,197
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Balcony

Wood Balcony	243	8,512	6,384
Wood Balcony	155	5,430	4,072

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 148,692 111,509

Notes: 2ND FLR-TOP

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 312,225

2022 Est. T.C.V. 006-545-014-00 = 512,225

Est. TCV/Total Floor Area = 493.00, Most recent sale 10/28/1996 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,400	248,400	248,400	134,273	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	4,431	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
256,100	256,100	256,100	138,704	138,704	0

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Valuation Report

DB: 2022Ga

45-006-545-015-00	2022 Est. T.C.V.	BEACH WALK 22 LLC
Property Class: 407		22 BEACH WALK 22
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H545.H545 BEACH WALK CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4545 BEACH >1100SQFT	240K		1 Units	240000	0.00000	100	END UNIT	240,000
	0.00	Total Acres		Total Est.	Land Value =			240,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1353 SF Floor Area = 1822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,353		
1 Story	Siding	Overhang	469		
		Total:		185,644	139,231

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		286	4,533	3,400	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 1 Story		1	4,619	3,464	

Totals: 205,073 153,803

Notes: 2ND FLR-TOP END

ECF (H545 BEACH WALK CONDO HOMESTEAD) 2.800 => TCV: 430,648

2022 Est. T.C.V. 006-545-015-00	=	670,648
Est. TCV/Total Floor Area = 368.08, Most recent sale 06/22/2012 for 275,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
324,800 324,800 324,800 245,433 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,500 0 0 8,099 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
335,300 335,300 335,300 253,532 253,532 0		

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Valuation Report

DB: 2022Ga

45-006-546-007-00	2022 Est. T.C.V.	HOYLES BARBARA R & KATHRYN L
Property Class: 407		7 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
APPURTENAN UNITS	7-10	BLDG2	1	Units	25000.00000	100	
		0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	131,165	26,218

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,277	255
2 Fixture Bath		1	2,690	538

Deck				
Treated Wood		59	1,678	336
Treated Wood		132	2,730	546

Water/Sewer				
Public Water		1	1,293	259
Public Sewer		1	1,293	259

Built-Ins				
Appliance Allow.		1	2,394	479

Totals: 144,520 28,890

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 50,558

2022 Est. T.C.V. 006-546-007-00	=	75,558
Est. TCV/Total Floor Area = 63.55, Most recent sale 12/01/2017 for 97,950		
2021 Assessed	MBOR	S.E.V.
35,100	35,100	35,100
	Base for Cap	C.P.I.
	35,100	3.30
2022 New Eq. Adjustment	Loss	Additions
0	2,700	0
		Tax Adjustment
		1,158
2022 Assessed	MBOR	S.E.V.
37,800	37,800	37,800
	Capped	->Taxable<-
	36,258	36,258
		PRE/MBT
		0

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Valuation Report

DB: 2022Ga

45-006-546-007-10	2022 Est. T.C.V.	NEUMANN RICHARD L & THERESA M
Property Class: 407		7 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1	Units	25000.00000 100	25,000
0.00 Total Acres Total Est. Land Value =						25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
Total:				131,165	26,218

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,277	255
2 Fixture Bath		1	2,690	538

Deck				
Treated Wood		59	1,678	336
Treated Wood		132	2,730	546

Water/Sewer				
Public Water		1	1,293	259
Public Sewer		1	1,293	259

Built-Ins				
Appliance Allow.		1	2,394	479

Totals: 144,520 28,890

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 50,558

2022 Est. T.C.V. 006-546-007-10 = 75,558

Est. TCV/Total Floor Area = 63.55

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,100	35,100	35,100	35,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,158	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,800	37,800	37,800	36,258	36,258	0	

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Valuation Report

DB: 2022Ga

45-006-546-007-20	2022 Est. T.C.V.	CHORKEY DAMIAN & MARYLIN
Property Class: 407		7 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
2 Fixture Bath		1	2,690	538	

Deck					
Treated Wood		59	1,678	336	
Treated Wood		117	2,500	500	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Totals: 134,100 26,811

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 46,919

2022 Est. T.C.V. 006-546-007-20 = 71,919

Est. TCV/Total Floor Area = 60.49, Most recent sale 03/16/2021 for 72,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,400	33,400	33,400	33,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	2,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,000	36,000	36,000	34,502	36,000	0

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Valuation Report

DB: 2022Ga

45-006-546-007-30	2022 Est. T.C.V.	LUKAS JAMES T & MARCIANN C
Property Class: 407		7 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	255
2 Fixture Bath	1	2,690	538

Deck			
Treated Wood	59	1,678	336
Treated Wood	132	2,730	546

Water/Sewer			
Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins			
Appliance Allow.	1	2,394	479

Totals: 134,330 26,857

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 47,000

2022 Est. T.C.V. 006-546-007-30 = 72,000

Est. TCV/Total Floor Area = 60.56, Most recent sale 07/16/2021 for 74,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,500	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,000	36,000	36,000	34,605	36,000	0

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DB: 2022Ga

45-006-546-008-00	2022 Est. T.C.V.	MEERMANS WILLIAM ROBERT JR & ANNE C
Property Class: 407		8 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	.00000	100		25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		118	2,517	503	
Treated Wood		133	2,742	548	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Interior 1 Story		1	4,619	924	

Totals: 142,306 28,451

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,789

2022 Est. T.C.V. 006-546-008-00 = 74,789

Est. TCV/Total Floor Area = 62.90, Most recent sale 04/16/2004 for 167,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	34,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,145	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	35,845	35,845	0

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DB: 2022Ga

45-006-546-008-10	2022 Est. T.C.V.	CATA CEFERINO & ANNE
Property Class: 407		8 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS7-10 BLDG2			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	255
3 Fixture Bath	1	4,020	804
Separate Shower	1	1,176	235

Deck

Treated Wood	118	2,517	503
Treated Wood	133	2,742	548

Water/Sewer

Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins

Appliance Allow.	1	2,394	479
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Fireplaces

Interior 1 Story	1	4,619	924
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Totals: 142,306 28,451

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,789

2022 Est. T.C.V. 006-546-008-10 = 74,789

Est. TCV/Total Floor Area = 62.90, Most recent sale 07/31/1998 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	34,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,145	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	35,845	35,845	0

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45-006-546-008-20	2022 Est. T.C.V.	FENTNER MARTIN & HOPKINS-LUCIA G
Property Class: 407		8 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	255
3 Fixture Bath	1	4,020	804
Separate Shower	1	1,176	235

Deck

Treated Wood	118	2,517	503
Treated Wood	133	2,742	548

Water/Sewer

Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins

Appliance Allow.	1	2,394	479
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Fireplaces

Interior 1 Story	1	4,619	924
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Totals: 142,306 28,451

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,789

2022 Est. T.C.V. 006-546-008-20 = 74,789

Est. TCV/Total Floor Area = 62.90, Most recent sale 08/10/2017 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	34,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,145	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	35,845	35,845	0

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DB: 2022Ga

45-006-546-008-30	2022 Est. T.C.V.	SHERRER IRR LIFE INSURANCE TRUST
Property Class: 407		8 BROOK HILL 8-D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,189		
			Total:	120,975	24,185

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		118	2,517	503	
Treated Wood		133	2,742	548	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Interior 1 Story		1	4,619	924	

Totals: 142,306 28,451

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,789

2022 Est. T.C.V. 006-546-008-30 = 74,789

Est. TCV/Total Floor Area = 62.90, Most recent sale 09/25/2020 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	34,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,145	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,400	37,400	37,400	35,845	35,845	0

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45-006-546-009-00	2022 Est. T.C.V.	STEGEMAN STEVEN & RUTH
Property Class: 407		9 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1	Units	25000.00000	100		25,000
		0.00	Total Acres		Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		59	1,678	336	
Treated Wood		140	2,838	568	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Interior 1 Story		1	4,619	924	

Totals: 141,806 28,362

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,634

2022 Est. T.C.V. 006-546-009-00 = 74,634

Est. TCV/Total Floor Area = 62.61, Most recent sale 01/08/2021 for 74,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,600	34,600	34,600	34,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	2,700	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,300	37,300	37,300	35,741	37,300	0

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45-006-546-009-10	2022 Est. T.C.V.	REINHARD ROBERT A SR & ANNA M TR
Property Class: 407		9 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	.00000	100		25,000
		0.00	Total Acres		Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	255
3 Fixture Bath	1	4,020	804
Separate Shower	1	1,176	235

Deck

Treated Wood	59	1,678	336
Treated Wood	140	2,838	568

Water/Sewer

Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins

Appliance Allow.	1	2,394	479
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Fireplaces

Interior 1 Story	1	4,619	924
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Totals: 141,806 28,362

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,634

2022 Est. T.C.V. 006-546-009-10 = 74,634

Est. TCV/Total Floor Area = 62.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	34,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,141	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	35,741	35,741	0	

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Valuation Report

DB: 2022Ga

45-006-546-009-20	2022 Est. T.C.V.	RACE R DOUGLAS & THRESSA R
Property Class: 407		9 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		59	1,678	336	
Treated Wood		140	2,838	568	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Interior 1 Story		1	4,619	924	

Totals: 141,806 28,362

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,634

2022 Est. T.C.V. 006-546-009-20 = 74,634

Est. TCV/Total Floor Area = 62.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	34,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,141	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	35,741	35,741	0	

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Valuation Report

DB: 2022Ga

45-006-546-009-30	2022 Est. T.C.V.	KLEINKE DARRELL K & GLORIA J
Property Class: 407		9 BROOK HILL
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1	Units	25000.00000	100		25,000
		0.00	Total Acres		Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		59	1,678	336	
Treated Wood		140	2,838	568	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Interior 1 Story		1	4,619	924	

Totals: 141,806 28,362

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 49,634

2022 Est. T.C.V. 006-546-009-30 = 74,634

Est. TCV/Total Floor Area = 62.61, Most recent sale 05/27/2005 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,600	34,600	34,600	34,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	1,141	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,300	37,300	37,300	35,741	35,741	0

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Valuation Report

DB: 2022Ga

45-006-546-010-00	2022 Est. T.C.V.	SWANTEK JOSEPH S & NANCY L
Property Class: 407		10 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	255
3 Fixture Bath	1	4,020	804
Separate Shower	1	1,176	235

Deck

Treated Wood	118	2,517	503
Treated Wood	154	3,017	603

Water/Sewer

Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins

Appliance Allow.	1	2,394	479
------------------	---	-------	-----

Totals: 138,205 27,640

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 48,370

2022 Est. T.C.V. 006-546-010-00 = 73,370

Est. TCV/Total Floor Area = 61.55, Most recent sale 11/05/1993 for 59,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	34,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,125	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	35,225	35,225	0	

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Valuation Report

DB: 2022Ga

45-006-546-010-10	2022 Est. T.C.V.	LORDANOU BILL & LISA
Property Class: 407		10 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	255	
3 Fixture Bath	1	4,020	804	
Separate Shower	1	1,176	235	

Deck				
Treated Wood	118	2,517	503	
Treated Wood	154	3,017	603	

Water/Sewer				
Public Water	1	1,293	259	
Public Sewer	1	1,293	259	

Built-Ins				
Appliance Allow.	1	2,394	479	

Totals: 138,205 27,640

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 48,370

2022 Est. T.C.V.	006-546-010-10	=	73,370
Est. TCV/Total Floor Area	= 61.55, Most recent sale 08/27/2020 for 62,000		
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
34,100	34,100	34,100	34,100 3.30
2022 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	2,600	0	0 1,125 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
36,700	36,700	36,700	35,225 35,225 0

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Valuation Report

DB: 2022Ga

45-006-546-010-20	2022 Est. T.C.V.	KRICHAUM SUSAN CARBIN TRUST
Property Class: 407		10 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000.00000	100	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,277	255
3 Fixture Bath		1	4,020	804
Separate Shower		1	1,176	235

Deck			
Treated Wood	118	2,517	503
Treated Wood	154	3,017	603

Water/Sewer			
Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins			
Appliance Allow.	1	2,394	479

Totals: 138,205 27,640

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 48,370

2022 Est. T.C.V. 006-546-010-20	=	73,370
Est. TCV/Total Floor Area = 61.55, Most recent sale 11/10/1999 for 84,900		
2021 Assessed	MBOR	S.E.V.
34,100	34,100	34,100
	Base for Cap	C.P.I.
	34,100	3.30
2022 New Eq. Adjustment	Loss	Additions
0	2,600	0
		Tax Adjustment
		1,125
2022 Assessed	MBOR	S.E.V.
36,700	36,700	36,700
	Capped	->Taxable<-
	35,225	35,225
		PRE/MBT
		0

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Valuation Report

DB: 2022Ga

45-006-546-010-30	2022 Est. T.C.V.	BEESKOW JOHN E & CAROL S
Property Class: 407		10 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN UNITS	7-10	BLDG2	1 Units	25000	0.00000	100		25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,192		
			Total:	121,218	24,243

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
3 Fixture Bath		1	4,020	804	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		118	2,517	503	
Treated Wood		154	3,017	603	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Totals: 138,205 27,640

Notes:

ECF (H5462 BROOK HILL 1/4 2BDR 7 8 9 10) 1.750 => TCV: 48,370

2022 Est. T.C.V.	006-546-010-30	=	73,370
Est. TCV/Total Floor Area = 61.55, Most recent sale 05/18/1992 for 59,900			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
34,100	34,100	34,100	34,100 3.30
2022 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	2,600	0	0 1,125 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
36,700	36,700	36,700	35,225 35,225 0

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Valuation Report

DB: 2022Ga

45-006-546-017-00	2022 Est. T.C.V.	ARMSTRONG RICHARD L REVOCABLE
Property Class: 407		17 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	27,860

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	622
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Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182

Deck

Treated Wood	61	1,810	362
Treated Wood	120	2,702	540

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Totals:	161,468	32,292
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Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV:	56,511
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2022 Est. T.C.V. 006-546-017-00	=	81,511
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Est. TCV/Total Floor Area = 68.84, Most recent sale 06/18/2007 for 124,600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,700	37,700	37,700	37,700	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	1,244	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	38,944	38,944	0

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Valuation Report

DB: 2022Ga

45-006-546-017-10	2022 Est. T.C.V.	TRINITY PROPERTIES BBT INC
Property Class: 407		17 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	27,860

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	622
---	---	-------	-----

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182

Deck

Treated Wood	61	1,810	362
Treated Wood	120	2,702	540

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Totals:	161,468	32,292
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Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 56,511

2022 Est. T.C.V. 006-546-017-10	=	81,511
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Est. TCV/Total Floor Area = 68.84, Most recent sale 09/17/2021 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,700	37,700	37,700	37,700	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	3,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	38,944	40,800	0

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Valuation Report

DB: 2022Ga

45-006-546-017-20	2022 Est. T.C.V.	KELLERMEIER DENNIS L
Property Class: 407		17 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.	Shingle	

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	27,860

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	622
---	---	-------	-----

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182

Deck

Treated Wood	61	1,810	362
Treated Wood	120	2,702	540

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Totals:	161,468	32,292
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Notes: 3BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 56,511

2022 Est. T.C.V. 006-546-017-20	=	81,511
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Est. TCV/Total Floor Area = 68.84, Most recent sale 06/21/1991 for 66,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,700	37,700	37,700	37,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	1,244	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	38,944	38,944	0

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Valuation Report

DB: 2022Ga

45-006-546-017-30	2022 Est. T.C.V.	GRYGOTIS TIMOTHY G
Property Class: 407		17 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1991
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	27,860

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	622
---	---	-------	-----

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182

Deck

Treated Wood	61	1,810	362
Treated Wood	120	2,702	540

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Totals: 161,468 32,292

Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 56,511

2022 Est. T.C.V. 006-546-017-30 = 81,511

Est. TCV/Total Floor Area = 68.84, Most recent sale 01/19/2018 for 88,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,700	37,700	37,700	37,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	1,244	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800	38,944	38,944	0	

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Valuation Report

DB: 2022Ga

45-006-546-018-00	2022 Est. T.C.V.	MARTIN RUTH M
Property Class: 407		18 BROOK HILL 18-A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-018-00 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 08/25/2005 for 116,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-018-10	2022 Est. T.C.V.	KRUCKI PETER G TRUST
Property Class: 407		18 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-018-10 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 08/29/1996 for 48,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-018-20	2022 Est. T.C.V.	LINGMAN PHILIP T & CAROL M TRUST
Property Class: 407		18 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-018-20 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 05/04/2007 for 112,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-018-30	2022 Est. T.C.V.	SMITH ALFRED D & DIANE DELUCA
Property Class: 407		18 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-018-30 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 03/02/2021 for 50,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-019-00	2022 Est. T.C.V.	GIORDAN DAVID A & LOUNSBERY CYNTHIA
Property Class: 407		19 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	29,601

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	661
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Plumbing

Average Fixture(s)	1	1,880	399
3 Fixture Bath	1	5,911	1,256

Deck

Treated Wood	61	1,810	385
Treated Wood	120	2,702	574

Water/Sewer

Public Water	1	1,656	352
Public Sewer	1	1,656	352

Built-Ins

Appliance Allow.	1	3,439	731
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Totals:	161,468	34,311
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Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 60,044

2022 Est. T.C.V. 006-546-019-00	=	85,044
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Est. TCV/Total Floor Area = 71.83, Most recent sale 08/17/2021 for 97,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,300	39,300	39,300	39,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	3,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	40,596	42,500	0

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Valuation Report

DB: 2022Ga

45-006-546-019-10	2022 Est. T.C.V.	TRINITY PROPERTIES BBT INC
Property Class: 407		19 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.	Shingle	

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	29,601

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	661
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Plumbing

Average Fixture(s)	1	1,880	399
3 Fixture Bath	1	5,911	1,256

Deck

Treated Wood	61	1,810	385
Treated Wood	120	2,702	574

Water/Sewer

Public Water	1	1,656	352
Public Sewer	1	1,656	352

Built-Ins

Appliance Allow.	1	3,439	731
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Totals:	161,468	34,311
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Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 60,044

2022 Est. T.C.V. 006-546-019-10	=	85,044
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Est. TCV/Total Floor Area = 71.83, Most recent sale 08/27/2019 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,300	39,300	39,300	39,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	1,296	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	40,596	40,596	0

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Valuation Report

DB: 2022Ga

45-006-546-019-20	2022 Est. T.C.V.	ZEMAN JOSEPH & TRICIA
Property Class: 407		19 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	29,601

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	661
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Plumbing

Average Fixture(s)	1	1,880	399
3 Fixture Bath	1	5,911	1,256

Deck

Treated Wood	61	1,810	385
Treated Wood	120	2,702	574

Water/Sewer

Public Water	1	1,656	352
Public Sewer	1	1,656	352

Built-Ins

Appliance Allow.	1	3,439	731
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Totals:	161,468	34,311
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Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV: 60,044

2022 Est. T.C.V. 006-546-019-20	=	85,044
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Est. TCV/Total Floor Area = 71.83, Most recent sale 09/18/2020 for 91,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,300	39,300	39,300	39,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	1,296	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	40,596	40,596	0

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Valuation Report

DB: 2022Ga

45-006-546-019-30	2022 Est. T.C.V.	AXELROOD DEBRA J &
Property Class: 407		19 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1991
Exterior Units: 1	Interior Units: 0	Roof: Asph.Shingle		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/25/21.25
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	789		
			Total:	139,305	29,601

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	661
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Plumbing

Average Fixture(s)	1	1,880	399
3 Fixture Bath	1	5,911	1,256

Deck

Treated Wood	61	1,810	385
Treated Wood	120	2,702	574

Water/Sewer

Public Water	1	1,656	352
Public Sewer	1	1,656	352

Built-Ins

Appliance Allow.	1	3,439	731
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Totals:	161,468	34,311
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Notes: 2BDR 2LVL UNIT

ECF (H5463 BROOK HILL 1/4 2-3 BR UNITS 17&19 ~1184SQF) 1.750 => TCV:	60,044
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2022 Est. T.C.V. 006-546-019-30	=	85,044
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Est. TCV/Total Floor Area = 71.83, Most recent sale 08/09/1996 for 63,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,300	39,300	39,300	39,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	1,296	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	40,596	40,596	0

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Valuation Report

DB: 2022Ga

45-006-546-020-00	2022 Est. T.C.V.	RYAN MICHAEL T & MARY K
Property Class: 407		20 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes: 1 DBRM UNITS 18&20

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-020-00 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 11/30/2012 for 97,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-020-10	2022 Est. T.C.V.	DAITCH CAROLYN L TRUST &
Property Class: 407		20 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100 1/4 SHARE	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,277	255
Separate Shower		1	1,176	235

Deck			
Treated Wood	120	2,550	510

Water/Sewer			
Public Water	1	1,293	259
Public Sewer	1	1,293	259

Built-Ins			
Appliance Allow.	1	2,394	479

Fireplaces			
Prefab 1 Story	1	2,242	448

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-020-10 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 10/19/1992 for 40,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-020-20	2022 Est. T.C.V.	KOMJATHY THOMAS G
Property Class: 407		20 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 255
Separate Shower	1	1,176 235

Deck		
Treated Wood	120	2,550 510

Water/Sewer		
Public Water	1	1,293 259
Public Sewer	1	1,293 259

Built-Ins		
Appliance Allow.	1	2,394 479

Fireplaces		
Prefab 1 Story	1	2,242 448

Totals: 96,567 19,313

Notes: 1 BDRM UNITS 18&20, PLAN A

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-020-20 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 05/14/1998 for 52,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,600	27,600	27,600	27,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	600	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,200	28,200	28,200	28,510	28,200	0	

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Valuation Report

DB: 2022Ga

45-006-546-020-30	2022 Est. T.C.V.	MAY JOAN E
Property Class: 407		20 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 1 BDRM			1 Units	25000.00000	100	1/4	SHARE	25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1991
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	84,342	16,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	255	
Separate Shower		1	1,176	235	

Deck					
Treated Wood		120	2,550	510	

Water/Sewer					
Public Water		1	1,293	259	
Public Sewer		1	1,293	259	

Built-Ins					
Appliance Allow.		1	2,394	479	

Fireplaces					
Prefab 1 Story		1	2,242	448	

Totals: 96,567 19,313

Notes:

ECF (H5461 BROOK HILL 1 BDR UNITS 18&20 ~776 SQFT) 1.630 => TCV: 31,480

2022 Est. T.C.V. 006-546-020-30 = 56,480

Est. TCV/Total Floor Area = 72.78, Most recent sale 09/02/2021 for 68,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,600	27,600	27,600	27,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	28,510	28,200	0

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Valuation Report

DB: 2022Ga

45-006-546-025-00	2022 Est. T.C.V.	MARINOS PAUL W & TAMMY D
Property Class: 407		25 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880		376
3 Fixture Bath		1	5,911		1,182
2 Fixture Bath		1	3,960		792

Deck					
Treated Wood		54	1,687		337
Treated Wood		54	1,687		337
Treated Wood		39	1,445		289

Water/Sewer					
Public Water		1	1,656		331
Public Sewer		1	1,656		331

Built-Ins					
Appliance Allow.		1	3,439		688

Fireplaces					
Prefab 2 Story		1	3,921		784

Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-025-00 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 09/13/2002 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-025-10	2022 Est. T.C.V.	NOLAND DANIEL & JILL
Property Class: 407		25 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880		376
3 Fixture Bath		1	5,911		1,182
2 Fixture Bath		1	3,960		792

Deck					
Treated Wood		54	1,687		337
Treated Wood		54	1,687		337
Treated Wood		39	1,445		289

Water/Sewer					
Public Water		1	1,656		331
Public Sewer		1	1,656		331

Built-Ins					
Appliance Allow.		1	3,439		688

Fireplaces					
Prefab 2 Story		1	3,921		784

Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-025-10 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 08/06/2021 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	3,600	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	45,600	0

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DB: 2022Ga

45-006-546-025-20	2022 Est. T.C.V.	BEACCO MICHAEL & ABEAR JULIE
Property Class: 407		25 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 516 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	516		
			Total:	169,403	33,885

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck			
Treated Wood	168	3,385	677

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 195,211 39,046

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 68,331

2022 Est. T.C.V. 006-546-025-20 = 93,331

Est. TCV/Total Floor Area = 60.29, Most recent sale 09/21/2007 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,000	43,000	43,000	43,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,700	0	0	1,419	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,700	46,700	46,700	44,419	44,419	0

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DB: 2022Ga

45-006-546-025-30	2022 Est. T.C.V.	MARSH ANTHONY M & KATHRYN C
Property Class: 407		25 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-025-30 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 08/27/2021 for 94,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	3,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	45,600	0

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45-006-546-026-00	2022 Est. T.C.V.	GAUTHIER FAMILY TRUST
Property Class: 407		26 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-026-00 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 02/19/2015 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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45-006-546-026-10	2022 Est. T.C.V.	SIMPSON SUSAN M TRUST
Property Class: 407		26 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-026-10 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 09/28/1995 for 79,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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DB: 2022Ga

45-006-546-026-20	2022 Est. T.C.V.	MONTICELLO FRANK J & CARYL A TRUST
Property Class: 407		26 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 516 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	516		
			Total:	174,975	35,000

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	168	3,385	677
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Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 200,783 40,161

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 70,282

2022 Est. T.C.V. 006-546-026-20 = 95,282

Est. TCV/Total Floor Area = 61.55, Most recent sale 01/03/2020 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,800	43,800	43,800	43,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	1,445	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,600	47,600	47,600	45,245	45,245	0

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DB: 2022Ga

45-006-546-026-30	2022 Est. T.C.V.	RIEGER EDMUND H & MAIRA M
Property Class: 407		26 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-026-30 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 03/29/1995 for 79,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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DB: 2022Ga

45-006-546-027-00	2022 Est. T.C.V.	GARFIELD GILLIAN VICTORIA
Property Class: 407		27 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-027-00 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 07/30/2021 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,000	42,000	42,000	42,000	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	3,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
45,600	45,600	45,600	43,386	45,600 0

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Valuation Report

DB: 2022Ga

45-006-546-027-10	2022 Est. T.C.V.	BOLLMAN JOHN C & KAREN M TRUST
Property Class: 407		27 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres			Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880		376
3 Fixture Bath		1	5,911		1,182
2 Fixture Bath		1	3,960		792

Deck					
Treated Wood		54	1,687		337
Treated Wood		54	1,687		337
Treated Wood		39	1,445		289

Water/Sewer					
Public Water		1	1,656		331
Public Sewer		1	1,656		331

Built-Ins					
Appliance Allow.		1	3,439		688

Fireplaces					
Prefab 2 Story		1	3,921		784

Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-027-10 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 10/09/1998 for 72,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-027-20	2022 Est. T.C.V.	WESSELMANN SCOTT & DENISE M
Property Class: 407		27 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-027-20 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 05/17/2021 for 84,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	3,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	45,600	0

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Valuation Report

DB: 2022Ga

45-006-546-027-30	2022 Est. T.C.V.	BANKOWSKI JEFFREY S & LAURA M
Property Class: 407		27 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-027-30 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 07/24/2008 for 131,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	1,386	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-028-00	2022 Est. T.C.V.	RICCOBONO WILLIAM & PAULA
Property Class: 407		28 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880		376
3 Fixture Bath		1	5,911		1,182
2 Fixture Bath		1	3,960		792

Deck					
Treated Wood		54	1,687		337
Treated Wood		54	1,687		337
Treated Wood		39	1,445		289

Water/Sewer					
Public Water		1	1,656		331
Public Sewer		1	1,656		331

Built-Ins					
Appliance Allow.		1	3,439		688

Fireplaces					
Prefab 2 Story		1	3,921		784

Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-028-00 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 05/05/2017 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-028-10	2022 Est. T.C.V.	GRUNBERGER GEORGE & ZUZANA
Property Class: 407		28 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-028-10 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 10/25/1996 for 66,405

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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DB: 2022Ga

45-006-546-028-20	2022 Est. T.C.V.	FRIES JACK D & DIANE M
Property Class: 407		28 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-028-20 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 04/10/2000 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-028-30	2022 Est. T.C.V.	ROBERTS MICHAEL L & NANCY L
Property Class: 407		28 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1995
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	376	
3 Fixture Bath		1	5,911	1,182	
2 Fixture Bath		1	3,960	792	

Deck					
Treated Wood		54	1,687	337	
Treated Wood		54	1,687	337	
Treated Wood		39	1,445	289	

Water/Sewer					
Public Water		1	1,656	331	
Public Sewer		1	1,656	331	

Built-Ins					
Appliance Allow.		1	3,439	688	

Fireplaces					
Prefab 2 Story		1	3,921	784	

Totals:	188,840	37,776
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Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-028-30 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 09/09/2016 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-029-00	2022 Est. T.C.V.	BAUER RAYMOND T
Property Class: 407		29 BROOK HILL A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-029-00 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 08/26/2019 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-029-10	2022 Est. T.C.V.	BRYON & JENNIFER HIGGINS FAMILY LLC
Property Class: 407		29 BROOK HILL B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-029-10 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 08/30/2004 for 179,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-029-20	2022 Est. T.C.V.	FROST RICHARD A
Property Class: 407		29 BROOK HILL C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-029-20 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 09/28/2021 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	3,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	45,600	0

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Valuation Report

DB: 2022Ga

45-006-546-029-30	2022 Est. T.C.V.	BRANDSTADT TODD H & BONNIE A
Property Class: 407		29 BROOK HILL D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H546.H546 BROOK HILL 1/4 CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPURTENAN 2&3BDRM			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1995
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 489 SF Floor Area = 1467 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/25/20
Economic Depreciation because of: INTEREST SPLIT 1/4 SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	489		
			Total:	161,598	32,329

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	376
3 Fixture Bath	1	5,911	1,182
2 Fixture Bath	1	3,960	792

Deck

Treated Wood	54	1,687	337
Treated Wood	54	1,687	337
Treated Wood	39	1,445	289

Water/Sewer

Public Water	1	1,656	331
Public Sewer	1	1,656	331

Built-Ins

Appliance Allow.	1	3,439	688
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Fireplaces

Prefab 2 Story	1	3,921	784
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Totals: 188,840 37,776

Notes:

ECF (H5464 BROOK HILL 1/4 3 BR TWNHSE 25-29) 1.750 => TCV: 66,108

2022 Est. T.C.V. 006-546-029-30 = 91,108

Est. TCV/Total Floor Area = 62.10, Most recent sale 09/28/2007 for 149,700

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	42,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,386	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,600	45,600	45,600	43,386	43,386	0

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Valuation Report

DB: 2022Ga

45-006-546-042-00	2022 Est. T.C.V.	HAGGARD DANEEN L
Property Class: 407		42 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 80K			1 Units	80000.00000	100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	97	7,275
Total Estimated Land Improvements True Cash Value =				7,275

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1122 SF Floor Area = 1402 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,122		
			Total:	184,427	154,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,579
3 Fixture Bath	1	5,911	4,965
2 Fixture Bath	1	3,960	3,326

Porches

CCP (1 Story)	79	2,519	2,116
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Deck

Treated Wood	346	5,439	4,569
Treated Wood	191	3,698	3,106

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	487	29,181	24,512
Door Opener	1	591	496

Water/Sewer

Public Water	1	1,656	1,391
Public Sewer	1	1,656	1,391

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Interior 2 Story	1	7,349	6,173
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Totals: 251,706 211,432

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCv: 338,291

2022 Est. T.C.V. 006-546-042-00 = 425,566

Est. TCv/Total Floor Area = 303.54, Most recent sale 11/20/2017 for 367,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
188,900	188,900	188,900	185,160	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-546-042-00

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0	23,900	0	0	6,110	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
212,800	212,800	212,800	191,270	191,270	191,270

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Valuation Report

DB: 2022Ga

45-006-546-043-00	2022 Est. T.C.V.	TUSCHMAN CHAD & JENNIFER
Property Class: 407		43 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 80K			1 Units	80000	0.00000	100		80,000
	0.00	Total Acres			Total Est.		Land Value =	80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	97	7,275
	Total Estimated Land Improvements True Cash Value =			7,275

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1172 SF Floor Area = 1465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,172		
			Total:	191,956	153,564

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

CCP (1 Story)	70	2,255	1,804
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Deck

Treated Wood	250	4,390	3,512
Treated Wood	164	3,332	2,666

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	503	29,858	23,886
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 260,184 208,147

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 333,035

2022 Est. T.C.V. 006-546-043-00 = 420,310

Est. TCV/Total Floor Area = 286.90, Most recent sale 10/22/2020 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,500	186,500	186,500	186,500	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 45-006-546-043-00

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0	23,700	0	0	6,154	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
210,200	210,200	210,200	192,654	192,654	0

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Valuation Report

DB: 2022Ga

45-006-547-001-00	2022 Est. T.C.V.	ROBISON FAMILY TRUST
Property Class: 407		1 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 36-39 GOLF 65K			1 Units	65000.00000	100			65,000
	0.00	Total Acres		Total Est.	Land Value =			65,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1540 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,540		
			Total:	248,894	211,560

Other Additions/Adjustments

Recreation Room	1651	39,030	33,175
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	80	4,681	3,979
WCP (1 Story)	32	2,420	2,057

Deck

Treated Wood	120	2,702	2,297
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	529	30,920	26,282
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	2	6,878	5,846
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Fireplaces

2nd on Same Stack	1	4,677	3,975
Exterior 2 Story	1	8,947	7,605

Totals: 373,823 317,750

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 508,400

2022 Est. T.C.V. 006-547-001-00 = 573,400

Est. TCV/Total Floor Area = 372.34, Most recent sale 03/30/2000 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
277,100	277,100	277,100	277,100	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,600	0	9,144	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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286,700	286,700	286,700	286,244	286,244	0
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45-006-547-003-00	2022 Est. T.C.V.	OWYANG CHUNG & JEANNETTE
Property Class: 402		3 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 36-39 GOLF 65K			1 Units	65000.00000	100	65,000
	0.00	Total Acres		Total Est. Land Value =		65,000

2022 Est. T.C.V. 006-547-003-00 = 65,000

Est. TCV/Total Floor Area = 42.21, Most recent sale 10/31/1997 for 62,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,000	30,000	30,000	30,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	990	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	30,990	30,990	0

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45-006-547-005-00	2022 Est. T.C.V.	BROADHURST GARY W & STEPHAINE C
Property Class: 407		5 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 36-39 GOLF 65K			1 Units	65000.00000	100			65,000
	0.00	Total Acres		Total Est.	Land Value =			65,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1186 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,186		
1 Story	Siding	Overhang	114		
		Total:		207,226	176,141

Other Additions/Adjustments

Basement Living Area	1186	54,983	46,736
Basement, Outside Entrance, Above Grade	2	4,132	3,512

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

CGEP (1 Story)	354	22,121	18,803
WPP	354	6,630	5,635
WCP (1 Story)	90	4,996	4,247
WGEF (1 Story)	66	7,626	6,482

Deck

Pine w/Roof (Deck Portion)	156	2,580	2,193
Pine w/Roof (Roof portion)	156	3,162	2,688
Treated Wood	354	5,522	4,694
Pine w/Roof (Deck Portion)	354	4,414	3,752
Pine w/Roof (Roof portion)	354	6,478	5,506

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 358,204 304,474

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 487,158

2022 Est. T.C.V. 006-547-005-00 = 552,158

Est. TCV/Total Floor Area = 424.74, Most recent sale 12/18/2020 for 540,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
266,800	266,800	266,800	266,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	8,804	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
276,100	276,100	276,100	275,604	275,604	0

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45-006-547-007-00	2022 Est. T.C.V.	MARSH RICHARD C & MARY JO
Property Class: 407		7 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 853 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	853		
1 Story	Siding	Overhang	44		
1 Story	Siding	Overhang	44		
		Total:		214,085	188,393

Other Additions/Adjustments

Basement Living Area	750	37,958	33,403
Basement, Outside Entrance, Below Grade	1	3,684	3,242

Plumbing

Average Fixture(s)	1	2,867	2,523
3 Fixture Bath	2	18,088	15,917
Separate Shower	1	2,749	2,419

Porches

WPP	292	6,363	5,599
WPP	292	6,363	5,599

Water/Sewer

Public Water	1	1,903	1,675
Public Sewer	1	1,903	1,675

Built-Ins

Appliance Allow.	1	5,926	5,215
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Fireplaces

Prefab 2 Story	1	4,700	4,136
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Totals: 306,589 269,796

Notes: 2005 2ND STORY ADDITION

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 431,674

2022 Est. T.C.V. 006-547-007-00 = 551,674

Est. TCV/Total Floor Area = 403.27, Most recent sale 06/14/2017 for 557,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,100	258,100	258,100	258,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,700	0	8,517	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,800	275,800	275,800	266,617	266,617	0	

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45-006-547-009-00	2022 Est. T.C.V.	COLLINS MICHAEL & GRANO MARGARET
Property Class: 407		9 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 728 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	728		
			Total:	208,439	177,172

Other Additions/Adjustments

Recreation Room	550	13,002	11,052
Basement, Outside Entrance, Above Grade	1	2,066	1,756

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	107	5,564	4,729
WCP (1 Story)	130	6,540	5,559
WGEP (1 Story)	130	12,249	10,412
WPP	191	4,846	4,119
WSEP (1 Story)	61	4,491	3,817

Deck

Treated Wood	157	3,237	2,751
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Balcony

Wood Balcony	96	4,132	3,512
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 2 Story	1	8,947	7,605
Prefab 2 Story	1	3,921	3,333

Totals: 301,847 256,569

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 410,510

2022 Est. T.C.V. 006-547-009-00 = 530,510

Est. TCV/Total Floor Area = 364.36, Most recent sale 03/13/2020 for 455,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,400	248,400	248,400	248,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	0	8,197	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	265,300	265,300	265,300	256,597	256,597	0

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45-006-547-011-00	2022 Est. T.C.V.	SILVERMAN KAREN S TRUST
Property Class: 402		11 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

2022 Est. T.C.V. 006-547-011-00 = 120,000

Est. TCV/Total Floor Area = 82.42, Most recent sale 04/20/2001 for 127,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	59,336	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	664	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	61,294	60,000	0

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45-006-547-013-00	2022 Est. T.C.V.	SILVERMAN KAREN S TRUST
Property Class: 407		13 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 80K			1 Units	80000.00000	100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 713 SF Floor Area = 713 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	713		
			Total:	104,151	83,321

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	128	6,459	5,167
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Deck

Treated Wood	300	4,950	3,960
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 1 Story	1	7,378	5,902
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Totals: 137,480 109,984

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 175,974

2022 Est. T.C.V. 006-547-013-00 = 255,974

Est. TCV/Total Floor Area = 359.01, Most recent sale 08/06/1997 for 139,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,800	115,800	115,800	115,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	3,821	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	119,621	119,621	0

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DB: 2022Ga

45-006-547-014-00	2022 Est. T.C.V.	MACEACHERN PATRICIA K TRUST
Property Class: 407		14 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 955 SF Floor Area = 2865 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Crawl Space	955		
			Total:	337,086	303,377

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,798
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Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	1	5,911	5,320

Porches

WPP	144	4,064	3,658
WCP (2 Story)	54	4,366	3,929

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 2 Story	1	3,921	3,529
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Totals: 367,088 330,378

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 528,605

2022 Est. T.C.V. 006-547-014-00 = 648,605

Est. TCV/Total Floor Area = 226.39, Most recent sale 07/21/1999 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
302,600	302,600	302,600	189,697	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	6,260	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
324,300	324,300	324,300	195,957	195,957	0	

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45-006-547-016-00	2022 Est. T.C.V.	TRUDEAU CARRIE S & MATTHEW R
Property Class: 407		16 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 860 SF Floor Area = 2580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Basement	860		
			Total:	325,701	293,130

Other Additions/Adjustments

Recreation Room	860	20,330	18,297
Basement, Outside Entrance, Below Grade	1	3,109	2,798

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	3	17,733	15,960
2 Fixture Bath	1	3,960	3,564

Porches

WCP (1 Story)	81	4,715	4,243
WCP (1 Story)	122	6,210	5,589

Deck

Treated Wood	286	4,805	4,324
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Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Exterior 1 Story	1	7,378	6,640
Exterior 2 Story	1	8,947	8,052

Totals: 411,519 370,364

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 592,582

2022 Est. T.C.V. 006-547-016-00 = 712,582

Est. TCV/Total Floor Area = 276.19, Most recent sale 04/18/2014 for 745,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
332,000	332,000	332,000	332,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,300	0	10,956	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
356,300	356,300	356,300	342,956	342,956	0	

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45-006-547-018-00	2022 Est. T.C.V.	BOSCO ROBERT D & JILL L
Property Class: 407		18 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 7,9,11,13: 120K			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 810 SF Floor Area = 2430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Basement	810		
			Total:	299,962	269,964

Other Additions/Adjustments

Recreation Room	270	6,383	5,745
Basement, Outside Entrance, Below Grade	1	3,109	2,798

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	1	5,911	5,320
2 Fixture Bath	1	3,960	3,564
Separate Shower	1	2,394	2,155

Porches

WPP	126	3,693	3,324
WCP (1 Story)	288	11,120	10,008
WPP	288	5,610	5,049
WCP (1 Story)	125	6,335	5,701

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
Totals:		357,108	321,395

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 514,232

2022 Est. T.C.V. 006-547-018-00 = 634,232

Est. TCV/Total Floor Area = 261.00, Most recent sale 09/28/2021 for 749,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
302,200	302,200	302,200	302,046	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	15,054	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
317,100	317,100	317,100	312,013	317,100	0

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45-006-547-020-00	2022 Est. T.C.V.	GUPTA SHAM L LIVING TRUST
Property Class: 407		20 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 20-28 240K			1 Units	240000.00000	100	VIEW		240,000
	0.00	Total Acres		Total Est. Land Value =				240,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		308	16,909	15,218	
Door Opener		1	473	426	

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Totals: 20,694 18,624

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 29,798

2022 Est. T.C.V. 006-547-020-00		=	269,798
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2005 for 420,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
133,700	133,700	133,700	121,833 3.30
2022 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	1,200	0	0 4,020 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
134,900	134,900	134,900	125,853 125,853 0

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45-006-547-022-00	2022 Est. T.C.V.	GULA ROBERT J & CONSTANCE L
Property Class: 407		22 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 20-28 240K			1 Units	240000.00000	100			240,000
		0.00	Total Acres				Total Est. Land Value =	240,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
Average Fixture(s)			1	1,880	1,692

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			308	16,909	15,218

Water/Sewer					
Public Water			1	1,656	1,490
Public Sewer			1	1,656	1,490

Totals: 22,101 19,890

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 31,824

2022 Est. T.C.V. 006-547-022-00					=	271,824
Est. TCV/Total Floor Area =	0.00,	Most recent sale	11/30/2012 for	320,000		
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,600	134,600	134,600	134,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	1,300	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,900	135,900	135,900	139,041	135,900	0	

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45-006-547-024-00	2022 Est. T.C.V.	BENNETT JOHN K & FAITH H
Property Class: 407		24 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 20-28 240K			1 Units	240000.00000	100			240,000
	0.00	Total Acres		Total Est. Land Value =				240,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1013 SF Floor Area = 2863 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Crawl Space	837		
2 Story	Siding	Piers	176		
		Total:		341,106	272,884

Other Additions/Adjustments

Basement Living Area	800	37,088	29,670
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	136	3,903	3,122
WCP (1 Story)	136	6,781	5,425
WCP (1 Story)	156	7,549	6,039

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	308	21,314	17,051
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
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Totals: 439,155 351,323

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 562,117

2022 Est. T.C.V. 006-547-024-00 = 802,117

Est. TCV/Total Floor Area = 280.17, Most recent sale 10/15/2012 for 795,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
378,000	378,000	378,000	378,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	12,474	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
401,100	401,100	401,100	390,474	390,474	0	

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45-006-547-026-00	2022 Est. T.C.V.	RIEGLE DONALD W JR & HANSEN REIGLE
Property Class: 407		26 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 20-28 240K			1 Units	240000	0.00000	100		240,000
		0.00	Total Acres		Total Est.		Land Value =	240,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 818 SF Floor Area = 1636 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	818		
			Total:	231,022	184,817

Other Additions/Adjustments

Basement Living Area	818	37,922	30,338
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Basement, Outside Entrance, Below Grade	1	3,109	2,487
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	144	4,064	3,251
WPP	144	4,064	3,251
WPP	64	2,604	2,083
WSEP (1 Story)	218	12,184	9,747
WCP (1 Story)	218	9,548	7,638

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	308	21,314	17,051
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Totals: 340,964 272,770

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 436,432

2022 Est. T.C.V. 006-547-026-00 = 676,432

Est. TCV/Total Floor Area = 413.47, Most recent sale 09/20/2011 for 635,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
325,300	325,300	325,300	325,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	0	10,734	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
338,200	338,200	338,200	336,034	336,034	336,034	

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45-006-547-028-00	2022 Est. T.C.V.	GUR ARIE ODED & CYNTHIA F
Property Class: 407		28 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 20-28 240K			1 Units	240000.00000	100			240,000
		0.00	Total Acres				Total Est. Land Value =	240,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 788 SF Floor Area = 1818 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	788		
1 Story	Siding	Overhang	242		
			Total:	245,467	196,375

Other Additions/Adjustments

Basement Living Area	788	36,532	29,226
Basement, Outside Entrance, Below Grade	3	9,327	7,462

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	64	2,604	2,083
WCP (1 Story)	150	7,325	5,860

Deck

Treated Wood	316	5,129	4,103
Treated Wood	161	3,292	2,634

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	308	16,909	13,527
Door Opener	1	473	378

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
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Totals: 344,772 275,820

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 441,312

2022 Est. T.C.V. 006-547-028-00 = 681,312

Est. TCV/Total Floor Area = 374.76, Most recent sale 10/31/1996 for 168,055

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
322,600	322,600	322,600	266,577	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,100	0	8,797	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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340,700	340,700	340,700	275,374	275,374	0

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45-006-547-029-00	2022 Est. T.C.V.	PONDER DANIEL F & CATHERINE A
Property Class: 401		29 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 921 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	921		
			Total:	195,552	185,756

Other Additions/Adjustments

Basement Living Area	800	24,816	23,575
Basement, Outside Entrance, Below Grade	1	2,215	2,104

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	2	8,039	7,637
2 Fixture Bath	1	2,690	2,555

Water/Sewer

1000 Gal Septic	1	4,209	3,999
Water Well, 100 Feet	1	5,025	4,774

Porches

WCP (1 Story)	297	8,479	8,055
WPP	185	3,783	3,594
WCP (1 Story)	116	4,648	4,416
WCP (1 Story)	70	3,384	3,215

Built-Ins

Appliance Allow.	1	2,394	2,274
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Fireplaces

Prefab 2 Story	1	2,742	2,605
Direct-Vented Gas	1	2,614	2,483

Totals: 271,867 258,255

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 413,208

2022 Est. T.C.V. 006-547-029-00 = 613,208

Est. TCV/Total Floor Area = 380.40, Most recent sale 12/09/2019 for 570,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
289,700	289,700	289,700	289,700	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	9,560	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
306,600	306,600	306,600	299,260	299,260 0

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45-006-547-030-00	2022 Est. T.C.V.	WHIPPLE KENNETH AND KIMBERLY
Property Class: 407		30 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 721 SF Floor Area = 1442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	721		
			Total:	206,639	175,642

Other Additions/Adjustments

Basement Living Area	721	33,426	28,412
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Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Porches

WPP	294	5,621	4,778
WPP	112	3,377	2,870
WCP (1 Story)	112	5,784	4,916
WCP (1 Story)	105	5,476	4,655

Deck

Treated Wood	588	7,703	6,548
Pine w/Roof (Deck Portion)	110	2,024	1,720
Pine w/Roof (Roof portion)	110	2,291	1,947

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 300,267 255,226

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 408,362

2022 Est. T.C.V. 006-547-030-00 = 608,362

Est. TCV/Total Floor Area = 421.89, Most recent sale 02/19/2020 for 610,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
282,500	282,500	282,500	282,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
5,400	16,300	0	5,400	9,322	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
304,200	304,200	304,200	297,222	297,222	0

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45-006-547-031-00	2022 Est. T.C.V.	SPENCER JEAN F & SELDEN E TRUSTS
Property Class: 407		31 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1014 SF Floor Area = 1866 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	852		
1 Story	Siding	Basement	162		
		Total:		262,218	209,775

Other Additions/Adjustments

Basement Living Area	900	41,724	33,379
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Basement, Outside Entrance, Above Grade	2	4,132	3,306
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186

Porches

WPP	294	5,621	4,497
WCP (1 Story)	60	3,869	3,095
WCP (1 Story)	121	6,167	4,934

Deck

Treated Wood	60	1,794	1,435
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 2 Story	1	8,947	7,158
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Totals: 360,836 288,670

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 461,872

2022 Est. T.C.V. 006-547-031-00 = 661,872

Est. TCV/Total Floor Area = 354.70, Most recent sale 08/05/2021 for 729,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,400	309,400	309,400	309,400	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,200	13,300	8,200	13,300	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
330,900	330,900	330,900	327,810	330,900	0	

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Valuation Report

DB: 2022Ga

45-006-547-032-00	2022 Est. T.C.V.	EINFELD KEVIN J & LORI J
Property Class: 401		32 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 948 SF Floor Area = 1659 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	948		
			Total:	194,463	188,631

Other Additions/Adjustments

Basement Living Area	750	23,265	22,567
Basement, Outside Entrance, Below Grade	2	4,430	4,297

Plumbing

Average Fixture(s)	1	1,277	1,239
3 Fixture Bath	3	12,059	11,697
2 Fixture Bath	1	2,690	2,609

Porches

WCP (1 Story)	251	7,901	7,664
WPP	155	3,407	3,305
WCP (1 Story)	91	3,937	3,819
WCP (1 Story)	134	5,215	5,059

Water/Sewer

Public Water	1	1,293	1,254
Public Sewer	1	1,293	1,254

Built-Ins

Appliance Allow.	1	2,394	2,322
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Fireplaces

Prefab 2 Story	1	2,742	2,660
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Totals: 266,366 258,377

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 413,403

2022 Est. T.C.V. 006-547-032-00 = 613,403

Est. TCV/Total Floor Area = 369.74, Most recent sale 04/30/2015 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
289,700	289,700	289,700	289,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,000	0	9,560	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
306,700	306,700	306,700	299,260	299,260	0	

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Valuation Report

DB: 2022Ga

45-006-547-033-00	2022 Est. T.C.V.	SHULMAN BENNETT D & JUDITH B
Property Class: 407		33 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est.	Land Value =			200,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 890 SF Floor Area = 1780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	890		
			Total:	248,771	199,018

Other Additions/Adjustments

Basement Living Area	890	41,260	33,008
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Basement, Outside Entrance, Below Grade	2	6,218	4,974
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WGEP (1 Story)	128	12,131	9,705
WCP (1 Story)	128	6,459	5,167

Deck

Pine w/Roof (Deck Portion)	96	1,840	1,472
Pine w/Roof (Roof portion)	96	2,024	1,619
Treated Wood	270	4,628	3,702

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
Direct-Vented Gas	2	7,610	6,088

Totals: 349,404 279,524

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 447,238

2022 Est. T.C.V. 006-547-033-00 = 647,238

Est. TCV/Total Floor Area = 363.62, Most recent sale 08/25/1999 for 168,100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,300	305,300	305,300	256,952	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	0	8,479	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
323,600	323,600	323,600	265,431	265,431	0	

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Valuation Report

DB: 2022Ga

45-006-547-034-00	2022 Est. T.C.V.	LUCAS PETER C & MCALLISTER LINDA M
Property Class: 407		34 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 29-34, 50 200K			1 Units	200000.00000	100			200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 776 SF Floor Area = 1552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	776		
			Total:	220,541	187,460

Other Additions/Adjustments

Basement Living Area	776	35,975	30,579
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Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WGEP (1 Story)	42	5,802	4,932
WCP (1 Story)	252	10,403	8,843

Deck

Treated Wood	95	2,289	1,946
Treated Wood	160	3,278	2,786

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals:	309,731	263,274
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Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 421,238

2022 Est. T.C.V. 006-547-034-00 = 621,238

Est. TCV/Total Floor Area = 400.28, Most recent sale 12/01/2021 for 800,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,600	280,600	280,600	160,781	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
13,900	16,100	0	13,900	135,919	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
310,600	310,600	310,600	179,986	310,600	0	

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Valuation Report

DB: 2022Ga

45-006-547-035-00	2022 Est. T.C.V.	KREBS FRANC J & MARY ANN
Property Class: 402		35 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK LOWER TOPO	35K		1 Units	35000.00000	100	35,000
		0.00	Total Acres		Total Est. Land Value =	35,000

2022 Est. T.C.V. 006-547-035-00 = 35,000

Est. TCV/Total Floor Area = 22.55, Most recent sale 10/01/2002 for 94,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
30,000	30,000	30,000	30,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,500	0	0	-12,500	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	30,990	17,500	0

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Valuation Report

DB: 2022Ga

45-006-547-037-00	2022 Est. T.C.V.	SPENCER DAVID H & DEBRA E
Property Class: 407		37 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 36-39 GOLF 65K			1 Units	65000.00000	100			65,000
	0.00	Total Acres		Total Est. Land Value =				65,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 800 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	800		
			Total:	226,519	192,540

Other Additions/Adjustments

Basement Living Area	650	30,134	25,614
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Basement, Outside Entrance, Above Grade	1	2,066	1,756
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	96	5,157	4,383
WPP	84	2,959	2,515

Balcony

Wood Balcony	16	689	586
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Direct-Vented Gas	1	3,805	3,234
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Totals: 295,742 251,380

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 402,208

2022 Est. T.C.V. 006-547-037-00 = 467,208

Est. TCV/Total Floor Area = 292.01, Most recent sale 03/02/2021 for 480,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
206,100	206,100	206,100	206,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,500	19,000	8,500	19,000	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,600	233,600	233,600	221,401	233,600	0	

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Valuation Report

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45-006-547-038-00	2022 Est. T.C.V.	KENDALL JASON E
Property Class: 402		38 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 36-39 GOLF 65K			1 Units	65000.00000	100	65,000
	0.00	Total Acres		Total Est. Land Value =		65,000

2022 Est. T.C.V. 006-547-038-00 = 65,000

Est. TCV/Total Floor Area = 40.63, Most recent sale 08/25/2005 for 154,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
30,000	30,000	30,000	30,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	990	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	30,990	30,990	0

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45-006-547-039-00	2022 Est. T.C.V.	POLOMSKY JOHN V & ANN V
Property Class: 402		39 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
4567 BROOK 36-39 GOLF 65K			1 Units	65000	0.00000	100	
		0.00	Total Acres				
							Total Est. Land Value =
							65,000

2022 Est. T.C.V. 006-547-039-00	=	65,000
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Est. TCV/Total Floor Area = 40.63

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
30,000	30,000	30,000	30,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	990	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	30,990	30,990	0

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45-006-547-040-00	2022 Est. T.C.V.	WERT JEFFREY & MELISSA
Property Class: 407		40 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4567 BROOK 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 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 808 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	808		
			Total:	228,523	194,243

Other Additions/Adjustments

Basement Living Area	734	34,028	28,924
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Basement, Outside Entrance, Above Grade	1	2,066	1,756
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WPP	222	5,215	4,433
WPP	120	3,560	3,026

Deck

Treated Wood	114	2,600	2,210
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals:	300,405	255,344
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Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 408,550

2022 Est. T.C.V. 006-547-040-00 = 488,550

Est. TCV/Total Floor Area = 302.32, Most recent sale 04/21/2021 for 575,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
217,500	217,500	217,500	217,500	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,800	0	26,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,300	244,300	244,300	224,677	244,300	0

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45-006-547-041-00	2022 Est. T.C.V.	BRANDSTADT BONNIE A & TODD H
Property Class: 407		41 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 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 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 866 SF Floor Area = 1732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	866		
			Total:	242,900	206,465

Other Additions/Adjustments

Basement Living Area	450	20,862	17,733
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Basement, Outside Entrance, Above Grade	1	2,066	1,756
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Porches

WCP (1 Story)	144	7,095	6,031
WPP	144	4,064	3,454
WCP (1 Story)	70	4,305	3,659

Balcony

Wood Balcony	24	1,033	878
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 313,053 266,096

Notes: 2007 UNFISHED BASEMENT

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 425,754

2022 Est. T.C.V. 006-547-041-00 = 505,754

Est. TCV/Total Floor Area = 292.01, Most recent sale 05/15/2015 for 520,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
225,400	225,400	225,400	225,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,500	0	0	7,438	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,900	252,900	252,900	232,838	232,838	0	

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45-006-547-044-00	2022 Est. T.C.V.	MCALPINE JOHN C & ANNE S
Property Class: 401		44 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 80K			1 Units	80000	0.00000	100	POND	80,000
	0.00	Total Acres			Total Est.		Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1894 SF Floor Area = 1894 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,894		
			Total:	307,001	291,651

Other Additions/Adjustments

Basement Living Area	1412	65,460	62,187
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Basement, Outside Entrance, Below Grade	1	3,109	2,954
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	2	11,822	11,231

Porches

WPP	201	4,979	4,730
WCP (1 Story)	99	5,229	4,968

Deck

Treated Wood	201	3,831	3,639
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	585	28,098	26,693
Door Opener	1	591	561

Water/Sewer

Public Sewer	1	1,656	1,573
Water Well, 100 Feet	1	5,403	5,133

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Totals:	445,670	423,386
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Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 677,418

2022 Est. T.C.V. 006-547-044-00 = 757,418

Est. TCV/Total Floor Area = 399.90, Most recent sale 03/19/2020 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
340,400	340,400	340,400	340,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,000	27,300	0	11,000	11,233	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
378,700	378,700	378,700	362,633	362,633	0	

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Valuation Report

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45-006-547-045-00	2022 Est. T.C.V.	WEBB STEPHEN K & MARTHA R
Property Class: 407		45 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 80K			1 Units	80000	0.00000	100	POND	80,000
	0.00	Total Acres			Total Est.		Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1779 SF Floor Area = 1779 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,779		
			Total:	283,286	226,630

Other Additions/Adjustments

Recreation Room	1611	38,084	30,467
Basement, Outside Entrance, Below Grade	2	6,218	4,974

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WCP (1 Story)	49	3,328	2,662
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Deck

Treated Wood	170	3,412	2,730
Treated Wood	340	5,379	4,303
Treated Wood	165	3,346	2,677

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	27,798	22,238
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	2	6,344	5,075
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Totals: 398,239 318,592

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 509,747

2022 Est. T.C.V. 006-547-045-00 = 589,747

Est. TCV/Total Floor Area = 331.50, Most recent sale 08/09/2019 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
266,900	266,900	266,900	266,900	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,000	0	0	8,807	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
294,900	294,900	294,900	275,707	275,707	275,707	

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45-006-547-046-00	2022 Est. T.C.V.	SZYMANSKI RONALD J & MARIA D
Property Class: 407		46 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 80K			1 Units	80000	0.00000	100	POND	80,000
	0.00	Total Acres			Total Est.		Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1583 SF Floor Area = 1583 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,583		
			Total:	255,003	204,003

Other Additions/Adjustments

Recreation Room	1524	36,027	28,822
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Basement, Outside Entrance, Below Grade	2	6,218	4,974
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
Separate Shower	1	2,394	1,915

Porches

WCP (1 Story)	54	3,579	2,863
WSEP (1 Story)	154	9,283	7,426

Deck

Treated Wood	262	4,535	3,628
Treated Wood	200	3,818	3,054
Treated Wood	285	4,794	3,835

Balcony

Wood Balcony	66	2,841	2,273
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	584	28,061	22,449
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals: 381,518 305,215

Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 488,344

2022 Est. T.C.V. 006-547-046-00 = 568,344
Est. TCV/Total Floor Area = 359.03, Most recent sale 09/28/2012 for 595,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	268,200	268,200	268,200	268,200	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,000	0	0	8,850	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	284,200	284,200	284,200	277,050	277,050	0

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45-006-547-048-00	2022 Est. T.C.V.	BECKER JOHN & JULIE FAMILY TRUST
Property Class: 407		48 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 80K			1 Units	80000	0.00000	100	POND	80,000
	0.00	Total Acres			Total Est.		Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1524 SF Floor Area = 1524 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,524		
			Total:	246,613	197,291

Other Additions/Adjustments

Recreation Room	1524	36,027	28,822
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Basement, Outside Entrance, Below Grade	2	6,218	4,974
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WSEP (1 Story)	154	9,283	7,426
WCP (1 Story)	35	2,599	2,079

Deck

Treated Wood	119	2,686	2,149
Treated Wood	125	2,785	2,228
Treated Wood	138	2,977	2,382

Balcony

Wood Balcony	66	2,841	2,273
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	24,660	19,728
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals:	355,743	284,596
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Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 455,354

2022 Est. T.C.V. 006-547-048-00 = 535,354

Est. TCV/Total Floor Area = 351.28, Most recent sale 01/12/2017 for 485,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
252,100	252,100	252,100	252,100	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,600	0	0	8,319	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,700	267,700	267,700	260,419	260,419	0

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45-006-547-050-00	2022 Est. T.C.V.	MILNER DONALD & KAREN
Property Class: 401		50 BROOK HILL COTTAGES
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H547.H547 BROOK COTTAGE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4567 BROOK 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 Single Family 1 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1444 SF Floor Area = 1444 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,444		
			Total:	235,092	223,337

Other Additions/Adjustments

Recreation Room	1400	33,096	31,441
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Basement, Outside Entrance, Below Grade	1	3,109	2,954
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Porches

WCP (1 Story)	76	4,537	4,310
WPP	203	5,002	4,752

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	31,212
Door Opener	1	591	561

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Totals:	335,956	319,156
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Notes:

ECF (H547 BROOK HILL COTTAGES HOMESTEAD) 1.600 => TCV: 510,650

2022 Est. T.C.V. 006-547-050-00 = 590,650

Est. TCV/Total Floor Area = 409.04, Most recent sale 09/14/2012 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
271,800	271,800	271,800	271,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,500	0	0	8,969	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
295,300	295,300	295,300	280,769	280,769	0

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45-006-548-001-00	2022 Est. T.C.V.	BAXTER DAVID R & ELAINE A
Property Class: 401		1 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1	Units	100000.00000	100		100,000
	0.00	Total Acres			Total Est. Land Value =			100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1180 SF Floor Area = 1723 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	543		
1 Story	Siding	Basement	637		
		Total:		254,038	215,932

Other Additions/Adjustments

Recreation Room	543	12,837	10,911
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WPP	210	5,086	4,323
WPP	210	5,086	4,323
WPP	68	2,693	2,289
WCP (1 Story)	65	4,094	3,480
WPP	47	2,140	1,819

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Vented Hood	1	691	587

Fireplaces

Exterior 2 Story	1	8,947	7,605
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Totals: 321,356 273,152

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 458,895

2022 Est. T.C.V. 006-548-001-00 = 558,895

Est. TCV/Total Floor Area = 324.37, Most recent sale 07/24/2015 for 430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
245,600	245,600	245,600	232,250	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,800	0	0	7,664	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
279,400	279,400	279,400	239,914	239,914	239,914

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45-006-548-002-00	2022 Est. T.C.V.	JOHNSON CYNTHIA L TRUST AGRMNT
Property Class: 401		2 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 1270 SF Floor Area = 2222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,270		
			Total:	313,620	282,259

Other Additions/Adjustments

Recreation Room	634	14,988	7,194
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Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	2	11,822	10,640
2 Fixture Bath	1	3,960	3,564

Porches

CGEP (1 Story)	344	21,503	19,353
WPP	344	6,443	5,799
WPP	504	9,405	8,464
WPP	238	5,360	4,824

Balcony

Wood Balcony	48	2,066	1,859
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,188
Door Opener	2	1,182	1,064

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
Dishwasher	1	1,017	915
Vented Hood	1	691	622

Fireplaces

Exterior 2 Story	1	8,947	8,052
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Totals: 413,177 365,564

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 614,148

2022 Est. T.C.V. 006-548-002-00 = 714,148

Est. TCV/Total Floor Area = 321.40, Most recent sale 06/22/2001 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
313,500	313,500	313,500	169,085	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,600	0	0	5,579	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
357,100	357,100	357,100	174,664	174,664	0

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45-006-548-003-00	2022 Est. T.C.V.	CHASE GREGORY P & SHARI H
Property Class: 401		3 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1036 SF Floor Area = 1813 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,036		
			Total:	245,315	208,517

Other Additions/Adjustments

Recreation Room	588	13,900	11,815
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

WPP	200	4,966	4,221
WPP	452	8,443	7,177
WCP (1 Story)	55	3,629	3,085

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 311,829 265,056

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 445,294

2022 Est. T.C.V. 006-548-003-00 = 545,294

Est. TCV/Total Floor Area = 300.77, Most recent sale 08/21/2020 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,700	239,700	239,700	239,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	7,910	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
272,600	272,600	272,600	247,610	247,610	0	

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45-006-548-004-00	2022 Est. T.C.V.	SIELINSKI JEFFREY & STACEY
Property Class: 401		4 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 1465 SF Floor Area = 2580 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,465		
1 Story	Siding	Overhang	16		
		Total:		342,714	291,304

Other Additions/Adjustments

Recreation Room	870	20,567	9,872
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Exterior			
Stone Veneer	64	2,582	2,195

Plumbing			
Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	3	17,733	15,073
2 Fixture Bath	2	7,921	6,733

Porches			
CGEP (1 Story)	337	21,073	17,912
WPP	337	6,315	5,368

Balcony			
Wood Balcony	48	2,066	1,756

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Basement Garage: 3 Car	1	4,805	4,084

Water/Sewer			
Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins			
Appliance Allow.	1	3,439	2,923

Fireplaces			
Prefab 2 Story	1	3,921	3,333
Direct-Vented Gas	1	3,805	3,234

Totals:	442,133	368,201
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Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 618,578

2022 Est. T.C.V. 006-548-004-00 = 718,578

Est. TCV/Total Floor Area = 278.52, Most recent sale 06/18/2021 for 740,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
310,500	310,500	310,500	152,718	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
5,400	43,400	0	5,400	201,182	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	359,300	359,300	359,300	163,157	359,300	0

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45-006-548-005-00	2022 Est. T.C.V.	LIBBE JOHN A
Property Class: 401		5 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1269 SF Floor Area = 2455 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,269		
1 Story	Siding	Overhang	49		
0.5 Story	Siding	Overhang	14		
1 Story	Siding	Overhang	178		
		Total:		321,970	273,673

Other Additions/Adjustments

Recreation Room	726	17,163	14,589
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WGEP (1 Story)	314	22,429	19,065
WPP	314	5,888	5,005
Foundation: Basement	314	8,026	6,822
WCP (1 Story)	29	2,232	1,897
WPP	137	3,924	3,335

Balcony

Wood Balcony	49	2,109	1,793
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Totals:	407,809	346,637
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Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 582,350

2022 Est. T.C.V. 006-548-005-00 = 682,350

Est. TCV/Total Floor Area = 277.94, Most recent sale 05/18/2012 for 545,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
299,600	299,600	299,600	296,922	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	41,600	0	0	9,798	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
341,200	341,200	341,200	306,720	306,720	0

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45-006-548-006-00	2022 Est. T.C.V.	LIBBE JOHN
Property Class: 402		6 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

2022 Est. T.C.V. 006-548-006-00 = 100,000

Est. TCV/Total Floor Area = 40.73, Most recent sale 01/28/2014 for 79,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	40,560	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	1,338	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	41,898	41,898	0

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45-006-548-007-00	2022 Est. T.C.V.	HORNER BARBARA G
Property Class: 401		7 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1	Units	100000.00000	100		100,000
	0.00	Total Acres			Total Est. Land Value =			100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 990 SF Floor Area = 1732 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	990		
			Total:	241,716	205,458

Other Additions/Adjustments

Recreation Room	990	23,404	11,234
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

CGEP (1 Story)	231	15,706	13,350
WPP	587	10,930	9,290

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 314,352 258,539

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 434,346

2022 Est. T.C.V. 006-548-007-00 = 534,346

Est. TCV/Total Floor Area = 308.51, Most recent sale 10/15/1996 for 75,905

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,900	234,900	234,900	135,427	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,300	0	4,469	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,200	267,200	267,200	139,896	139,896	139,896	

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45-006-548-008-00	2022 Est. T.C.V.	SHEEHAN TERENCE R
Property Class: 401		8 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITES 1-9			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres		Total Est.	Land Value =			100,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 917 SF Floor Area = 1671 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	917		
1 Story	Siding	Overhang	22		
1 Story	Siding	Overhang	44		
		Total:		226,207	192,274

Other Additions/Adjustments

Recreation Room	630	14,893	12,659
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Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

CSEP (1 Story)	230	10,426	8,862
WPP	230	5,290	4,496
WPP	125	3,671	3,120
WCP (1 Story)	20	1,528	1,299

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 297,591 252,951

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 424,958

2022 Est. T.C.V. 006-548-008-00 = 524,958

Est. TCV/Total Floor Area = 314.16, Most recent sale 01/08/2021 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
230,800	230,800	230,800	229,524	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,700	0	32,976	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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262,500	262,500	262,500	237,098	262,500	0

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45-006-548-009-00	2022 Est. T.C.V.	BOOTH RICHARD A & CHRISTINE W
Property Class: 401		9 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CHIMNEY RI END UNIT			1 Units	130000	0.00000 100	130,000
	0.00	Total Acres		Total Est. Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 1165 SF Floor Area = 2330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,165		
			Total:	335,081	268,064

Other Additions/Adjustments

Recreation Room	766	18,108	8,692
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Basement, Outside Entrance, Below Grade	1	3,109	2,487
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186
2 Fixture Bath	1	3,960	3,168

Porches

WSEP (1 Story)	168	9,954	7,963
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Deck

Pine w/Roof (Deck Portion)	36	1,105	884
Pine w/Roof (Roof portion)	36	855	684
Treated Wood	356	5,543	4,434
Treated Wood	144	3,059	2,447

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	2,834
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

2nd on Same Stack	1	4,677	3,742
Prefab 2 Story	1	3,921	3,137

Totals:	419,869	330,100
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Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 554,568

2022 Est. T.C.V. 006-548-009-00 = 684,568

Est. TCV/Total Floor Area = 293.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
312,200	312,200	312,200	193,205	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	30,100	0	0	6,375	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
342,300	342,300	342,300	199,580	199,580	199,580

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45-006-548-010-00	2022 Est. T.C.V.	CARLETON HAROLD JAMES & CHERI
Property Class: 401		10 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI END UNIT			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres			Total Est.	Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 971 SF Floor Area = 1699 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	971		
			Total:	231,590	196,850

Other Additions/Adjustments

Recreation Room	497	11,749	9,987
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WPP	125	3,671	3,120
WCP (1 Story)	20	1,528	1,299

Deck

Treated Wood	233	4,213	3,581
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Basement Garage: 2 Car 1 3,542 3,011

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 274,756 233,542

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 392,351

2022 Est. T.C.V. 006-548-010-00 = 522,351

Est. TCV/Total Floor Area = 307.45, Most recent sale 11/30/1999 for 470,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,500	226,500	226,500	150,121	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,700	0	0	4,953	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,200	261,200	261,200	155,074	155,074	0	

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45-006-548-011-00	2022 Est. T.C.V.	CARLETON HAROLD JAMES & CHERI W
Property Class: 402		11 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000 100 LAST ONE	130,000
	0.00	Total Acres			Total Est. Land Value =	130,000

2022 Est. T.C.V. 006-548-011-00 = 130,000

Est. TCV/Total Floor Area = 76.52, Most recent sale 09/02/2020 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,000	60,000	60,000	60,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	1,980	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	61,980	61,980	0

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45-006-548-012-00	2022 Est. T.C.V.	DZIEKAN RANDALL & DARIN-DZIEKAN L
Property Class: 401		12 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres			Total Est.	Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1026 SF Floor Area = 1884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,026		
2 Story	Siding	Overhang	44		
		Total:		247,227	210,143

Other Additions/Adjustments

Recreation Room	513	12,127	10,308
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WPP	160	4,360	3,706
WPP	132	3,821	3,248
WCP (1 Story)	23	1,757	1,493

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 295,848 251,471

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 422,471

2022 Est. T.C.V. 006-548-012-00 = 552,471

Est. TCV/Total Floor Area = 293.24, Most recent sale 04/20/2020 for 490,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
244,700	244,700	244,700	244,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,500	0	0	8,075	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,200	276,200	276,200	252,775	252,775	252,775	

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45-006-548-013-00	2022 Est. T.C.V.	ALLEMANG MICHAEL C TRUST &
Property Class: 401		13 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000.00000	100	130,000
	0.00	Total Acres		Total Est. Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1041 SF Floor Area = 1865 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,041		
1 Story	Siding	Overhang	40		
0.5 Story	Siding	Overhang	7		
		Total:		250,249	212,709

Other Additions/Adjustments

Basement Living Area	575	26,657	22,658
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	45	3,138	2,667
WPP	539	10,047	8,540
CGEP (1 Story)	109	9,228	7,844

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Dishwasher	1	1,017	864
Vented Hood	1	691	587

Totals: 323,662 275,109

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 462,183

2022 Est. T.C.V. 006-548-013-00 = 592,183

Est. TCV/Total Floor Area = 317.52, Most recent sale 01/13/2012 for 465,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
262,100	262,100	262,100	262,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,000	0	0	8,649	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,100	296,100	296,100	270,749	270,749	0	

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45-006-548-014-00	2022 Est. T.C.V.	HALEY ELLEN MARY TRUST
Property Class: 401		14 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000.00000	100			130,000
	0.00	Total Acres		Total Est. Land Value =				130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 993 SF Floor Area = 1782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	993		
1 Story	Siding	Overhang	44		
		Total:		240,241	204,204

Other Additions/Adjustments

Recreation Room	550	13,002	11,052
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Porches

WPP	446	8,336	7,086
WCP (1 Story)	33	2,480	2,108
CGEP (1 Story)	105	8,974	7,628
Foundation: Basement	105	2,807	2,386
WPP	120	3,560	3,026

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 317,370 269,766

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 453,207

2022 Est. T.C.V. 006-548-014-00 = 583,207

Est. TCV/Total Floor Area = 327.28, Most recent sale 09/08/2020 for 640,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,100	258,100	258,100	258,100	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,500	0	0	8,517	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	291,600	291,600	291,600	266,617	266,617	0

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45-006-548-015-00	2022 Est. T.C.V.	YOFFY KENNETH & JUDITH
Property Class: 401		15 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres		Total Est.	Land Value =			130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 958 SF Floor Area = 1698 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	958		
1 Story	Siding	Overhang	22		
		Total:		230,931	196,289

Other Additions/Adjustments

Basement Living Area	512	23,736	20,176
Exterior Stone Veneer	64	2,582	2,195
Basement, Outside Entrance, Above Grade	1	2,066	1,756

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Porches

CGEP (1 Story)	154	11,689	9,936
WPP	64	2,604	2,213
WPP	803	14,221	12,088

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Jacuzzi Tub	1	10,289	8,746

Fireplaces

Prefab 2 Story	2	7,843	6,667
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Totals: 334,507 284,331

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 477,676

2022 Est. T.C.V. 006-548-015-00 = 607,676

Est. TCV/Total Floor Area = 357.88, Most recent sale 11/22/2019 for 609,600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
268,800	268,800	268,800	268,800	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-548-015-00

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0	35,000	0	0	8,870	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
303,800	303,800	303,800	277,670	277,670	0

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45-006-548-016-00	2022 Est. T.C.V.	SOLHEIM MARK K & KNOX ALLYSON A
Property Class: 401		16 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres			Total Est.	Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1168 SF Floor Area = 1752 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,168		
			Total:	241,803	205,532

Other Additions/Adjustments

Basement Living Area	680	31,525	26,796
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Basement, Outside Entrance, Above Grade	1	2,066	1,756
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	3	17,733	15,073
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	32	2,420	2,057
WPP	478	8,924	7,585

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 2 Story	1	8,947	7,605
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Totals: 330,142 280,620

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 471,442

2022 Est. T.C.V. 006-548-016-00 = 601,442

Est. TCV/Total Floor Area = 343.29, Most recent sale 09/09/2019 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
266,100	266,100	266,100	266,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,600	0	0	8,781	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,700	300,700	300,700	274,881	274,881	0	

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45-006-548-017-00	2022 Est. T.C.V.	WOLLER JACK E JR & CYNTHIA A
Property Class: 401		17 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21		1 Units	130000	0.00000	100			130,000
	0.00	Total Acres			Total Est.		Land Value =	130,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = 1421 SF Floor Area = 2186 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,421		
1 Story	Siding	Overhang	54		
		Total:		311,644	264,897

Other Additions/Adjustments

Recreation Room	1421	33,592	16,796
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Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WPP	108	3,282	2,790
CGEP (1 Story)	267	17,406	14,795
WPP	267	5,543	4,712

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 3 Car	1	4,805	4,084
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 2 Story	1	8,947	7,605
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Unit-in-Place Cost Items

RES ELEVATOR	1	18,300	17,385	*95% Good
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Totals: 427,672 353,595

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 594,040

2022 Est. T.C.V. 006-548-017-00 = 724,040

Est. TCV/Total Floor Area = 331.22, Most recent sale 02/27/1998 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
319,700	319,700	319,700	236,284	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	42,300	0	7,797	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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362,000	362,000	362,000	244,081	244,081	0

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45-006-548-018-00	2022 Est. T.C.V.	JAFAR SALAM
Property Class: 401		18 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres		Total Est.	Land Value =			130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 769 SF Floor Area = 1832 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	769		
0.5 Story	Siding	Overhang	324		
1 Story	Siding	Overhang	324		
		Total:		229,535	195,103

Other Additions/Adjustments

Basement Living Area	369	17,107	14,541
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Basement, Outside Entrance, Below Grade	2	6,218	5,285
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WCP (1 Story)	36	2,657	2,258
WPP	148	4,141	3,520
WPP	196	4,914	4,177

Balcony

Wood Balcony	68	2,927	2,488
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	38,498	32,723
Common Wall: 2 Wall	1	-5,388	-4,580
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 319,663 271,711

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 456,474

2022 Est. T.C.V. 006-548-018-00 = 586,474

Est. TCV/Total Floor Area = 320.13, Most recent sale 08/28/1997 for 163,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
259,600	259,600	259,600	231,240	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

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0	33,600	0	0	7,630	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
293,200	293,200	293,200	238,870	238,870	0

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45-006-548-019-00	2022 Est. T.C.V.	NOWACKI JOSEPH & MARTHIA TRUST
Property Class: 401		19 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
CHIMNEY RI UNIT SITE 10-21			1 Units	130000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1139 SF Floor Area = 2073 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,139		
1 Story	Siding	Overhang	80		
		Total:		274,017	232,913

Other Additions/Adjustments

Basement Living Area	547	25,359	21,555
Basement, Outside Entrance, Above Grade	1	2,066	1,756

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WCP (1 Story)	32	2,420	2,057
WPP	125	3,671	3,120
CGEP (1 Story)	309	19,340	16,439
WPP	309	5,794	4,925

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 355,263 301,972

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 507,313

2022 Est. T.C.V. 006-548-019-00 = 637,313

Est. TCV/Total Floor Area = 307.44, Most recent sale 08/13/1999 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,800	281,800	281,800	203,866	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,900	0	0	6,727		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,700	318,700	318,700	210,593	210,593		0

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45-006-548-020-00	2022 Est. T.C.V.	CROSS MICHAEL J
Property Class: 401		20 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI UNIT SITE 10-21			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres		Total Est.	Land Value =			130,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1060 SF Floor Area = 2248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,060		
2 Story	Siding	Overhang	56		
1 Story	Siding	Overhang	16		
		Total:		296,125	251,706

Other Additions/Adjustments

Basement Living Area	509	23,597	20,057
Basement, Outside Entrance, Above Grade	1	2,066	1,756

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

CGEP (1 Story)	104	8,910	7,573
WPP	104	3,186	2,708
WPP	125	3,671	3,120
WCP (1 Story)	16	1,222	1,039

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Dishwasher	1	1,017	864
Vented Hood	1	691	587

Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 363,081 308,617

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 518,477

2022 Est. T.C.V. 006-548-020-00 = 648,477

Est. TCV/Total Floor Area = 288.47, Most recent sale 10/01/2013 for 560,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
286,700	286,700	286,700	286,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	37,500	0	0	9,461	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	324,200	324,200	324,200	296,161	296,161	296,161

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45-006-548-021-00	2022 Est. T.C.V.	TUSCARORA PARTNERSHIP
Property Class: 401		21 CHIMNEY RDG
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H548.H548 CHIMNEY RIDGE HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHIMNEY RI END UNIT			1 Units	130000	0.00000	100		130,000
	0.00	Total Acres			Total Est.	Land Value =		130,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 979 SF Floor Area = 1765 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	979		
1 Story	Siding	Overhang	46		
1 Story	Siding	Overhang	6		
		Total:		237,996	202,295

Other Additions/Adjustments

Basement Living Area	470	21,789	18,521
Basement, Outside Entrance, Above Grade	2	4,132	3,512

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WPP	164	4,430	3,765
WPP	100	3,087	2,624
WCP (1 Story)	24	1,834	1,559

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 301,775 256,508

Notes:

ECF (H548 CHIMNEY RIDGE HOMESTEAD) 1.680 => TCV: 430,933

2022 Est. T.C.V. 006-548-021-00 = 560,933

Est. TCV/Total Floor Area = 317.81, Most recent sale 05/31/1996 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
243,400	243,400	243,400	220,636	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,100	0	0	7,280	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
280,500	280,500	280,500	227,916	227,916	0	

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45-006-549-001-00	2022 Est. T.C.V.	KIMBALL KURT F & RANDY RAE TRUST
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-00 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 11/21/2005 for 91,100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-05	2022 Est. T.C.V.	GREEN ERIC & STEPHANIE
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-05	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 01/09/2013 for 94,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-10	2022 Est. T.C.V.	REINHARD ANNA MAE TRUST
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-10	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 05/11/2015 for 69,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-15	2022 Est. T.C.V.	DIGIOVANNI MICHAEL C & MARY C
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-15 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 08/06/2018 for 67,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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Parcel Number: 45-006-549-001-15

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-20	2022 Est. T.C.V.	HUTCHISON ROBERT S &
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
--------------	-----	-------	-----

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-20 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 07/24/2007 for 97,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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Parcel Number: 45-006-549-001-20

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-25	2022 Est. T.C.V.	CAPIO ROY M & JONNA M
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-25 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 01/12/2018 for 67,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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Parcel Number: 45-006-549-001-25

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-30	2022 Est. T.C.V.	JACKSON WILLIE A & GAIL A
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-30	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 05/04/2018 for 67,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-35	2022 Est. T.C.V.	PRINCE JOHN WHITNEY & CHRISTINE M
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-35	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 10/29/2021 for 75,250		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,700 0		

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Parcel Number: 45-006-549-001-35

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	35,200	0

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45-006-549-001-40	2022 Est. T.C.V.	SIMON MICHAEL G & MERLE L TRUST
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-40	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 02/13/2017 for 69,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-45	2022 Est. T.C.V.	YEVTICH MARK S & DIANNE M
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-45	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 07/25/2019 for 66,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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Parcel Number: 45-006-549-001-45

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-50	2022 Est. T.C.V.	KRANER GREGORY & SANDRA TRUSTS
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-50 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 11/21/2005 for 91,100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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Parcel Number: 45-006-549-001-50

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-001-55	2022 Est. T.C.V.	STEPANEK FAMILY LIVING TRUST
Property Class: 407		1 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-001-55 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 11/21/2005 for 90,600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-00	2022 Est. T.C.V.	ZWEERING JOINT TRUST
Property Class: 407		2 CAMP FIREFLY A
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
---------------	----	-------	-----

Deck

Treated Wood	248	4,370	332
--------------	-----	-------	-----

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-00 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 01/15/2015 for 65,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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DB: 2022Ga

45-006-549-002-05	2022 Est. T.C.V.	SHARP DAVID & SHEENA
Property Class: 407		2 CAMP FIREFLY B
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
---------------	----	-------	-----

Deck

Treated Wood	248	4,370	332
--------------	-----	-------	-----

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-05 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 09/09/2013 for 67,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,500	33,500	33,500	33,500	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-10	2022 Est. T.C.V.	SIMON MICHAEL G & MERLE L TRUST
Property Class: 407		2 CAMP FIREFLY C
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-10 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 11/04/2014 for 65,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-15	2022 Est. T.C.V.	PLAZIBAT STEPHEN E & JOY P
Property Class: 407		2 CAMP FIREFLY D
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-15 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 02/04/2014 for 65,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-20	2022 Est. T.C.V.	JESS DANIEL J & NANCY G &
Property Class: 407		2 CAMP FIREFLY E
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-20 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 08/21/2014 for 62,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-25	2022 Est. T.C.V.	DZUL CHRISTINA LIVING TRUST
Property Class: 407		2 CAMP FIREFLY F
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-25 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 10/04/2013 for 65,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-30	2022 Est. T.C.V.	LUDWIG DONALD G & KATHLEEN A TRUST
Property Class: 407		2 CAMP FIREFLY G
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 908 SF Floor Area = 908 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
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Exterior

Stone Veneer	650	26,228	1,993
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Basement, Outside Entrance, Above Grade	1	2,066	157
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Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals:	301,392	22,907
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Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-30 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 03/25/2011 for 97,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-35	2022 Est. T.C.V.	CAIRO FAMILY TRUST
Property Class: 407		2 CAMP FIREFLY H
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck			
Treated Wood	248	4,370	332

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-35 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 01/12/2022 for 82,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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Parcel Number: 45-006-549-002-35

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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DB: 2022Ga

45-006-549-002-40	2022 Est. T.C.V.	OSOWA BENJAMIN & BERNADETTE
Property Class: 407		2 CAMP FIREFLY I
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck

Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-40 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 08/18/2006 for 97,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-45	2022 Est. T.C.V.	MILDRED PHILLIP G & MILDRED T TRUST
Property Class: 407		2 CAMP FIREFLY J
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
---------------	----	-------	-----

Deck

Treated Wood	248	4,370	332
--------------	-----	-------	-----

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
------------------	---	-------	-----

Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-45 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 04/28/2021 for 72,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,700	0

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Parcel Number: 45-006-549-002-45

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	35,200	0

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45-006-549-002-50	2022 Est. T.C.V.	SMITH BENJAMIN & JENNIFER
Property Class: 407		2 CAMP FIREFLY K
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est. Land Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior			
Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157
Plumbing			
Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301
Porches			
WCP (1 Story)	92	5,052	384
Deck			
Treated Wood	248	4,370	332
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	340	22,787	1,732
Door Opener	1	591	45
Water/Sewer			
Public Water	1	1,656	126
Public Sewer	1	1,656	126
Built-Ins			
Appliance Allow.	1	3,439	261
Fireplaces			
Interior 2 Story	1	7,349	559
Totals:		301,392	22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-50	=	70,395
Est. TCV/Total Floor Area = 77.53, Most recent sale 06/09/2015 for 61,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
33,500 33,500 33,500 33,500 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,700 0 0 1,105 0		

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Parcel Number: 45-006-549-002-50

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-549-002-55	2022 Est. T.C.V.	RHODES LARRY F & JEAN M
Property Class: 407		2 CAMP FIREFLY
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H549.H549 CAMP FIREFLY 1/12 HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H549 CAMP APPURTENANCE			1 Units	20000.00000	100			20,000
	0.00	Total Acres		Total Est.	Land Value =			20,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/8/7.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	908		
			Total:	173,094	13,156

Other Additions/Adjustments

Basement Living Area	892	41,353	3,143
Exterior Stone Veneer	650	26,228	1,993
Basement, Outside Entrance, Above Grade	1	2,066	157

Plumbing

Average Fixture(s)	1	1,880	143
3 Fixture Bath	1	5,911	449
2 Fixture Bath	1	3,960	301

Porches

WCP (1 Story)	92	5,052	384
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Deck Treated Wood	248	4,370	332
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	340	22,787	1,732
Door Opener	1	591	45

Water/Sewer

Public Water	1	1,656	126
Public Sewer	1	1,656	126

Built-Ins

Appliance Allow.	1	3,439	261
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Fireplaces

Interior 2 Story	1	7,349	559
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Totals: 301,392 22,907

Notes:

ECF (H549 CAMP FIREFLY HOMESTEAD 1/12TH FRACTIONALS) 2.200 => TCV: 50,395

2022 Est. T.C.V. 006-549-002-55 = 70,395

Est. TCV/Total Floor Area = 77.53, Most recent sale 05/01/2012 for 87,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	33,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,105	0

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,200	35,200	35,200	34,605	34,605	0

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45-006-550-001-00	2022 Est. T.C.V.	GIZA GEORGE A & PATRICIA M
Property Class: 407		1 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = 848 SF Floor Area = 848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	848		
			Total:	90,968	68,213

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Deck

Treated Wood	115	2,468	1,851
Treated Wood	52	1,555	1,166

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 109,887 82,402

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 238,966

2022 Est. T.C.V. 006-550-001-00 = 338,966

Est. TCV/Total Floor Area = 399.72, Most recent sale 04/21/1989 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,900	155,900	155,900	80,319	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	2,650	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,500	169,500	169,500	82,969	82,969	0	

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45-006-550-002-00	2022 Est. T.C.V.	BROWN MARTIN R & BETTY A TRUST
Property Class: 407		2 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 859 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	859		
			Total:	91,973	68,968

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		103	2,263	1,697	
Treated Wood		52	1,555	1,166	

Balcony					
Wood Balcony		57	1,997	1,498	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 1 Story		1	4,619	3,464	

Lump Sum Items					
END UNIT TOP FLOR			5,000	3,750	
CHAIR LIFT FOR STAIR ASSIST			3,000	2,250	

Totals: 120,684 90,501

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 262,453

2022 Est. T.C.V. 006-550-002-00 = 372,453

Est. TCV/Total Floor Area = 433.59, Most recent sale 01/30/2015 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,000	172,000	172,000	170,149	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	5,614	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,200	186,200	186,200	175,763	175,763	0	

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45-006-550-003-00	2022 Est. T.C.V.	NISONGER WILLIAM R II
Property Class: 407		3 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	103	2,263 1,697
Treated Wood	46	1,473 1,105

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,010 62,252

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 180,531

2022 Est. T.C.V. 006-550-003-00 = 280,531

Est. TCV/Total Floor Area = 459.89

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,000	130,000	130,000	67,467	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	2,226	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	69,693	69,693	0	

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45-006-550-004-00	2022 Est. T.C.V.	MCCORMICK ROBERT V & JOAN R
Property Class: 407		4 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	98	2,189 1,642
Treated Wood	46	1,473 1,105

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 82,936 62,197

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 180,371

2022 Est. T.C.V. 006-550-004-00 = 290,371

Est. TCV/Total Floor Area = 476.02

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,000	135,000	135,000	68,494	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,200	0	2,260	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,200	145,200	145,200	70,754	70,754	0	

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45-006-550-005-00	2022 Est. T.C.V.	FERRY BRUCE
Property Class: 407		5 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	46	1,473 1,105
Treated Wood	103	2,263 1,697

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,010 62,252

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 180,531

2022 Est. T.C.V. 006-550-005-00	=	280,531
Est. TCV/Total Floor Area = 459.89, Most recent sale 06/17/2019 for 250,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
130,000 130,000 130,000 125,330 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,300 0 0 4,135 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
140,300 140,300 140,300 129,465 129,465 0		

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45-006-550-006-00	2022 Est. T.C.V.	SMERZA MICHAEL E &
Property Class: 407		6 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	46	1,473 1,105

Balcony		
Wood Balcony	91	3,188 2,391

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,935 62,946

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 182,543

2022 Est. T.C.V. 006-550-006-00 = 292,543

Est. TCV/Total Floor Area = 479.58, Most recent sale 01/15/1999 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,900	135,900	135,900	74,407	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	2,455	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	76,862	76,862	0	

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45-006-550-007-00	2022 Est. T.C.V.	GIRMAN MATTHEW & CARRIE
Property Class: 407		7 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 848 SF Floor Area = 848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	848		
			Total:	90,968	68,213

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Deck			
Treated Wood	52	1,555	1,166
Treated Wood	115	2,468	1,851

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Lump Sum Items

END UNIT		5,000	3,750
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Totals: 114,887 86,152

Notes: END UNIT

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 249,841

2022 Est. T.C.V. 006-550-007-00 = 349,841

Est. TCV/Total Floor Area = 412.55, Most recent sale 10/02/2020 for 382,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,200	161,200	161,200	161,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	5,319	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,900	174,900	174,900	166,519	166,519	0

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45-006-550-008-00	2022 Est. T.C.V.	ROCHOW JOANNE TRUSTEE
Property Class: 407		8 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 859 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	859		
			Total:	91,973	68,968

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		57	1,645	1,234	
Treated Wood		52	1,555	1,166	

Balcony					
Wood Balcony		103	3,608	2,706	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 1 Story		1	4,619	3,464	

Lump Sum Items					
END UNIT			10,000	7,500	

Totals: 123,677 92,746

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 268,963

2022 Est. T.C.V. 006-550-008-00 = 378,963

Est. TCV/Total Floor Area = 441.17, Most recent sale 11/10/2006 for 521,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,100	175,100	175,100	93,173	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	3,074	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,500	189,500	189,500	96,247	96,247	0	

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45-006-550-009-00	2022 Est. T.C.V.	PETROCK FRANK & NELLY KEIZER
Property Class: 407		9 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 848 SF Floor Area = 848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	848		
			Total:	90,968	68,213

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	958
3 Fixture Bath			1	4,020	3,015

Deck					
Treated Wood			115	2,468	1,851
Treated Wood			52	1,555	1,166

Water/Sewer					
Public Water			1	1,293	970
Public Sewer			1	1,293	970

Built-Ins					
Appliance Allow.			1	2,394	1,795

Fireplaces					
Interior 1 Story			1	4,619	3,464

Lump Sum Items					
END UNIT				5,000	3,750

Totals: 114,887 86,152

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 249,841

2022 Est. T.C.V. 006-550-009-00 = 349,841

Est. TCV/Total Floor Area = 412.55, Most recent sale 01/26/1995 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,200	161,200	161,200	93,173	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	3,074	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,900	174,900	174,900	96,247	96,247	0

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45-006-550-010-00	2022 Est. T.C.V.	PAPADOPOULOS JOHN D & ANDREA C
Property Class: 407		10 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 859 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	859		
			Total:	91,973	68,968

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		52	1,555	1,166	
Treated Wood		57	1,645	1,234	

Balcony					
Wood Balcony		103	3,608	2,706	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 1 Story		1	4,619	3,464	

Lump Sum Items					
END UNIT UPPER FLR			10,000	7,500	

Totals: 123,677 92,746

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 268,963

2022 Est. T.C.V. 006-550-010-00 = 378,963

Est. TCV/Total Floor Area = 441.17, Most recent sale 12/04/2020 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
175,100	175,100	175,100	175,100	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	5,778	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,500	189,500	189,500	180,878	180,878	0

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45-006-550-011-00	2022 Est. T.C.V.	HALL CLARK & JOYCE
Property Class: 407		11 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	103	2,263 1,697
Treated Wood	46	1,473 1,105

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,010 62,252

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 180,531

2022 Est. T.C.V. 006-550-011-00	=	280,531
Est. TCV/Total Floor Area = 459.89, Most recent sale 01/04/2008 for 260,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
130,000 130,000 130,000 120,524 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,300 0 0 3,977 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
140,300 140,300 140,300 124,501 124,501 124,501		

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45-006-550-012-00	2022 Est. T.C.V.	SINGER ELIOT & SORKIN SUZANNE
Property Class: 407		12 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	46	1,473 1,105

Balcony		
Wood Balcony	91	3,188 2,391

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,935 62,946

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 182,543

2022 Est. T.C.V. 006-550-012-00 = 292,543

Est. TCV/Total Floor Area = 479.58, Most recent sale 11/19/2015 for 280,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,900	135,900	135,900	135,900	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	4,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	140,384	140,384	0	

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45-006-550-013-00	2022 Est. T.C.V.	LONG JULIE
Property Class: 407		13 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	46	1,473 1,105
Treated Wood	103	2,263 1,697

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,010 62,252

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 180,531

2022 Est. T.C.V. 006-550-013-00	=	280,531
Est. TCV/Total Floor Area = 459.89, Most recent sale 03/07/2013 for 270,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
130,000 130,000 130,000 125,330 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,300 0 0 4,135 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
140,300 140,300 140,300 129,465 129,465 0		

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45-006-550-014-00	2022 Est. T.C.V.	ZWIENER DOUGLAS & ELIZABETH TRUSTS
Property Class: 407		14 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100			110,000
	0.00	Total Acres			Total Est. Land Value =			110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	610		
			Total:	68,398	51,293

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	46	1,473 1,105

Balcony		
Wood Balcony	91	3,188 2,391

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Totals: 83,935 62,946

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 182,543

2022 Est. T.C.V. 006-550-014-00 = 292,543

Est. TCV/Total Floor Area = 479.58, Most recent sale 09/25/2019 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,900	135,900	135,900	135,900	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	4,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	140,384	140,384	0	

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45-006-550-015-00	2022 Est. T.C.V.	PRICE DONNA M TRUST
Property Class: 407		15 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL BE 1ST FLOOR			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 848 SF Floor Area = 848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	848		
			Total:	90,968	68,213

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	958
3 Fixture Bath			1	4,020	3,015

Deck					
Treated Wood			52	1,555	1,166
Treated Wood			115	2,468	1,851

Water/Sewer					
Public Water			1	1,293	970
Public Sewer			1	1,293	970

Built-Ins					
Appliance Allow.			1	2,394	1,795

Fireplaces					
Interior 1 Story			1	4,619	3,464

Lump Sum Items					
END UNIT				5,000	3,750

Totals: 114,887 86,152

Notes:

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 249,841

2022 Est. T.C.V. 006-550-015-00 = 349,841

Est. TCV/Total Floor Area = 412.55, Most recent sale 09/18/1995 for 178,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,200	161,200	161,200	102,295	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	3,375	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,900	174,900	174,900	105,670	105,670	0

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45-006-550-016-00	2022 Est. T.C.V.	CURRY JON M & NANCY B
Property Class: 407		16 CRYSTAL BCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H550.H550 CRYSTAL BEACH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
CRYSTAL BE 2ND FLOOR			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 859 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	859		
			Total:	91,973	68,968

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958
3 Fixture Bath	1	4,020 3,015

Deck		
Treated Wood	57	1,645 1,234
Treated Wood	52	1,555 1,166

Balcony		
Wood Balcony	103	3,608 2,706

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 1 Story	1	4,619 3,464

Lump Sum Items		
END UNIT UPPER FLR	10,000	7,500

Totals: 123,677 92,746

Notes: UPPER LEVEL

ECF (H550 CRYSTAL BEACH CONDO) 2.900 => TCV: 268,963

2022 Est. T.C.V. 006-550-016-00 = 378,963

Est. TCV/Total Floor Area = 441.17, Most recent sale 02/01/2001 for 329,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,100	175,100	175,100	96,383	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,400	0	3,180	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,500	189,500	189,500	99,563	99,563	0	

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45-006-600-001-00	2022 Est. T.C.V.	KEMLER PAULA J TRUST
Property Class: 408		7714 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	280.00	1.0129	0.8163	12000	100		942,627
95 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	942,627

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.93	100	50	1,596
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,096

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1966

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1474 SF Floor Area = 1474 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	330		
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	572		
		Total:		219,775	175,818

Other Additions/Adjustments

Recreation Room	572	13,522	10,818
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
Separate Shower	1	2,394	1,915

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

CGEP (1 Story)	390	24,340	19,472
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Deck

Treated Wood	342	5,400	4,320
Treated Wood	1608	19,151	15,321
w/Roof (Roof portion)	352	6,442	5,154

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	441	27,210	21,768
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 1 Story	1	7,378	5,902
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 353,822 283,656

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 567,312
80% Completed => Est. True Cash Value 2022 = 453,850

2022 Est. T.C.V. 006-600-001-00 = 1,400,573

Est. TCV/Total Floor Area = 950.19, Most recent sale 03/04/2004 for 1,275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
736,700	736,700	736,700	608,892	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	56,700	0	18,546	46,863
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
700,300	700,300	700,300	580,575	580,575	580,575

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Valuation Report

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45-006-600-002-00	2022 Est. T.C.V.	KEMLER PAULA J TRUST
Property Class: 409		W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	270.00	1.0129	0.8060	12000	100		930,704
95 Actual Front Feet,	0.59	Total Acres			Total Est. Land Value =			930,704

2022 Est. T.C.V. 006-600-002-00 = 930,704

Est. TCV/Total Floor Area = 631.41, Most recent sale 03/04/2004 for 1,200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
469,800	469,800	469,800	415,442	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,400	0	0	13,709	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
465,400	465,400	465,400	429,151	429,151	429,151

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Valuation Report

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45-006-600-003-00	2022 Est. T.C.V.	BUCHANAN ROBERT I & JANICE L TRUST
Property Class: 408		7700 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	280.00	1.0129	0.8163	12000	100		942,627
95 Actual Front Feet, 0.61 Total Acres					Total Est. Land Value =			942,627

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	800	0	0
D/W/P: Crushed Rock	2.27	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 2472 SF Floor Area = 5007 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,182		
1.25 Story	Siding	Basement	290		
1 Story	Siding	Overhang	7		
1 Story	Siding	Overhang	216		
1 Story	Siding	Overhang	603		
		Total:		661,715	529,328

Other Additions/Adjustments

Recreation Room	540	14,153	11,322
Exterior			
Stone Veneer	200	8,950	7,160
Basement, Outside Entrance, Below Grade	1	3,684	2,947

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470
2 Fixture Bath	1	6,029	4,823
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

WPP	160	4,883	3,906
CCP (1 Story)	229	7,399	5,919

Deck

Treated Wood	80	2,161	1,729
Treated Wood	87	2,273	1,818
Composite	848	12,313	9,850

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	662	530
Base Cost	1095	59,678	47,742

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Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Interior 2 Story	1	8,308	6,646
2nd on Same Stack	1	5,229	4,183

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals:		841,021	673,220
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,346,440

2022 Est. T.C.V. 006-600-003-00 = 2,299,067

Est. TCV/Total Floor Area = 459.17, Most recent sale 07/07/2005 for 1,240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,135,800	1,135,800	1,135,800	872,356	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	0	28,787	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,149,500	1,149,500	1,149,500	901,143	901,143	901,143	

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Valuation Report

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45-006-600-004-00	2022 Est. T.C.V.	BALLOU GARY F & CAROLYN JANE
Property Class: 408		7696 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	116.57	286.00	0.9624	0.8224	12000	100		1,107,159
117 Actual Front Feet, 0.77 Total Acres					Total Est. Land Value =			1,107,159

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	20	50	267
D/W/P: 3.5 Concrete	5.70	79	0	0
D/W/P: 3.5 Concrete	5.70	150	0	0
D/W/P: Asphalt Paving	2.68	2640	0	0
D/W/P: Patio Blocks	13.51	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,267

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2191 SF Floor Area = 4178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,445		
1 Story	Siding	Crawl Space	746		
1 Story	Siding	Overhang	518		
1 Story	Siding	Overhang	24		
		Total:		402,410	281,684

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	63	3,153	2,207
WPP	197	3,908	2,736
WPP	186	3,794	2,656
WGEP (1 Story)	234	14,627	10,239
WPP	229	4,170	2,919
WCP (1 Story)	8	522	365

Deck

Treated Wood	300	4,668	3,268
Treated Wood	75	1,881	1,317

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	518	23,999	16,799
Common Wall: 1 Wall	1	-2,324	-1,627
Door Opener	1	473	331

Built-Ins

Appliance Allow.	2	4,787	3,351
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Fireplaces

Prefab 2 Story

1

2,742

1,919

Totals:

486,031

340,218

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV:

680,436

2022 Est. T.C.V. 006-600-004-00

= 1,792,862

Est. TCV/Total Floor Area = 429.12

2021 Assessed	MBOR	S.E.V.
870,600	870,600	870,600

Base for Cap	C.P.I.
664,014	3.30

2022 New Eq. Adjustment	Loss
0	25,800
	0

Additions	Tax Adjustment	Losses
0	21,912	0

2022 Assessed	MBOR	S.E.V.
896,400	896,400	896,400

Capped	->Taxable<-	PRE/MBT
685,926	685,926	685,926

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45-006-600-005-00	2022 Est. T.C.V.	MILLER FAMILY TRUST &
Property Class: 408		7690 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	295.00	1.0129	0.8314	12000	100		960,002
95 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =			960,002

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	720	0	0
D/W/P: 3.5 Concrete	5.70	120	0	0
D/W/P: Crushed Rock	1.96	125	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1038 SF Floor Area = 1038 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,038		
			Total:	119,447	71,669

Other Additions/Adjustments

Plumbing

2 Fixture Bath	1	2,690	1,614
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Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CGEP (1 Story)	118	7,481	4,489
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Deck

Treated Wood	159	3,081	1,849
Treated Wood	180	3,341	2,005

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	382	14,539	11,340	*78% Good
Door Opener	1	473	369	

Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals: 162,680 100,311

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 200,622

2022 Est. T.C.V. 006-600-005-00 = 1,165,624

Est. TCV/Total Floor Area = 1122.95

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
574,900	574,900	574,900	251,856	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900	0	8,311	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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582,800	582,800	582,800	260,167	260,167	0
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45-006-600-006-00	2022 Est. T.C.V.	LIEBLER ARTHUR C TRUST - QPR
Property Class: 408		7684 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	303.00	1.0129	0.8392	12000	100		969,035
95 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	969,035

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	40.78	54	50	1,101
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,101

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1480 SF Floor Area = 2658 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,480		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	44		
		Total:		350,452	297,883

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WGEP (2 Story)	432	49,170	41,795
WPP	216	5,152	4,379

Deck

Treated Wood	448	6,438	5,472
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Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 442,146 375,823

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 751,646

2022 Est. T.C.V. 006-600-006-00 = 1,726,782

Est. TCV/Total Floor Area = 649.65, Most recent sale 11/01/1998 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
851,800	851,800	851,800	462,542	3.30

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Parcel Number: 45-006-600-006-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,600	0	0	15,263	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	863,400	863,400	863,400	477,805	477,805	0

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45-006-600-007-00	2022 Est. T.C.V.	MUELLER NANCY MEYERS TRUST
Property Class: 408		7680 W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	95.00	320.00	1.0129	0.8554	12000	100		987,727
95 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	987,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.35	64	50	971
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,971

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
			Total:	143,001	78,651

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Deck

Treated Wood	316	4,838	2,661
Treated Wood	105	2,297	1,263

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Porches

WPP	1005	13,779	7,578
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Totals: 186,475 102,561

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 205,122

2022 Est. T.C.V. 006-600-007-00 = 1,198,820

Est. TCV/Total Floor Area = 942.47

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
587,200	587,200	587,200	513,162	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	16,934	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
599,400	599,400	599,400	530,096	530,096	530,096	

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45-006-600-008-00	2022 Est. T.C.V.	MILLER FAMILY TRUST &
Property Class: 402		W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
DEER TRAIL	649.60	299.13	1.0000	1.0000	425	100	
650 Actual Front Feet,	4.46	Total Acres			Total Est.	Land Value =	
							276,080

2022 Est. T.C.V. 006-600-008-00	=	276,080
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Est. TCV/Total Floor Area = 217.04

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,000	138,000	138,000	21,529	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	710	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,000	138,000	138,000	22,239	22,239	0	

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45-006-600-009-00	2022 Est. T.C.V.	HARTMANN JIM & CYNDIE FAMILY TRUST
Property Class: 401		7684 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	99.59	200.00	1.0000	1.0000	900	100		89,631
100 Actual Front Feet, 0.46 Total Acres								89,631
Total Est. Land Value =								89,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Total Estimated Land Improvements True Cash Value =				1,226

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C 5 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1464 SF Floor Area = 2196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,464		
Total:				229,650	206,679

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Water/Sewer			
2000 Gal Septic	1	8,364	7,528
Water Well, 100 Feet	1	5,025	4,522

Porches			
WCP (1 Story)	394	11,150	10,035

Deck			
Treated Wood	400	5,640	5,076
Treated Wood	480	6,365	5,728

Built-Ins			
Appliance Allow.	1	2,394	2,155

Totals: 273,885 246,490

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.500 => TCV: 369,735

2022 Est. T.C.V. 006-600-009-00 = 460,592

Est. TCV/Total Floor Area = 209.74, Most recent sale 03/20/1998 for 39,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,600	200,600	200,600	170,449	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,700	0	0	5,624	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
230,300	230,300	230,300	176,073	176,073	0	

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45-006-600-010-00	2022 Est. T.C.V.	SWIKLE TODD G & KELLY S
Property Class: 401		7688 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	99.59	200.00	1.0000	1.0000	900	100		89,631
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								89,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2810	0	0
Wood Frame	31.10	59	50	917

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,917

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1738 SF Floor Area = 2172 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,738		
Total:				239,134	179,351

Other Additions/Adjustments

Exterior					
Stone Veneer		100	3,284	2,463	

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Water/Sewer					
1000 Gal Septic		1	4,209	3,157	
Water Well, 100 Feet		1	5,025	3,769	

Porches					
WSEP (1 Story)		132	6,438	4,828	
WCP (1 Story)		34	2,115	1,586	

Deck					
Treated Wood		311	4,786	3,589	
Treated Wood		149	2,950	2,212	
Treated Wood		16	632	474	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	605	26,717	20,038
Common Wall: 2 Wall	1	-4,647	-3,485
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*97% Good
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Totals: 301,016 225,762

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 372,507

2022 Est. T.C.V. 006-600-010-00 = 468,055

Est. TCV/Total Floor Area = 215.49, Most recent sale 02/10/2020 for 370,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,500	213,500	213,500	213,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,500	0	0	7,045	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,000	234,000	234,000	220,545	220,545	220,545	

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45-006-600-011-00	2022 Est. T.C.V.	BRATCHER ROGER D
Property Class: 401		7692 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

		* Factors *		CORNER OF ROADS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
W HRBR HWY	99.59	200.00	1.0000	1.0000	900	100	
100 Actual Front Feet, 0.46 Total Acres					Total Est.	Land Value =	
							89,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 3032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	388		
1 Story	Siding	Crawl Space	84		
1 Story	Siding	Overhang	480		
Total:				365,778	292,623

Other Additions/Adjustments

Exterior			
Stone Veneer	30	1,211	969

Plumbing			
Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Water/Sewer			
2000 Gal Septic	1	9,576	7,661
Water Well, 100 Feet	1	5,403	4,322

Porches			
WCP (1 Story)	81	4,715	3,772
WSEP (1 Story)	81	5,609	4,487

Deck			
Treated Wood	511	7,026	5,621

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	28,882	23,106
Common Wall: 1/2 Wall	1	-1,348	-1,078
Door Opener	2	1,182	946

Built-Ins			
Appliance Allow.	1	3,439	2,751

Fireplaces			
Prefab 1 Story	1	3,172	2,538

Totals: 448,347 358,680

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 591,822

Parcel Number: 45-006-600-011-00

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2022	Est. T.C.V.	006-600-011-00	=	686,453		
Est. TCV/Total Floor Area = 226.40, Most recent sale 03/09/2012 for 459,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	343,700	343,700	343,700	245,453	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	8,099	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	343,200	343,200	343,200	253,552	253,552	253,552

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45-006-600-012-00	2022 Est. T.C.V.	MCHENNEY MARK R & SANDRA L
Property Class: 401		7698 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	99.59	200.00	1.0000	1.0000	900	100		89,631
100 Actual Front Feet, 0.46 Total Acres								89,631
Total Est. Land Value =								89,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1212 SF Floor Area = 2424 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,212		
Total:				240,763	204,655

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	4,020		3,417

Water/Sewer					
1000 Gal Septic		1	4,209		3,578
Water Well, 100 Feet		1	5,025		4,271

Porches					
WCP (1 Story)		596	16,783		14,266
WCP (1 Story)		48	2,607		2,216

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	520	17,961	15,267
Storage Over Garage	520	6,183	5,256
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Totals: 300,418 255,363

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 421,349

2022 Est. T.C.V. 006-600-012-00 = 515,980

Est. TCV/Total Floor Area = 212.86, Most recent sale 09/10/1998 for 39,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
245,900	245,900	245,900	179,772	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	5,932	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,000	258,000	258,000	185,704	185,704	0	

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DB: 2022Ga

45-006-600-014-00	2022 Est. T.C.V.	BARBER JOSEPH G & RANDA
Property Class: 401		7738 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	99.59	200.00	1.0000	1.0000	900	100		89,631
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								89,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	475	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1218 SF Floor Area = 1772 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,064		
1 Story	Siding	Crawl Space	154		
1 Story	Siding	Overhang	288		
Total:				178,336	142,668

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

CCP (1 Story)	25	732	586
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Deck

Treated Wood	336	5,037	4,030
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	25,834	20,667
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals: 227,755 182,204

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 300,637

2022 Est. T.C.V. 006-600-014-00 = 395,268

Est. TCV/Total Floor Area = 223.06, Most recent sale 10/14/2020 for 407,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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189,500	189,500	189,500	189,500	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	8,100	0	0	6,253
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	197,600	197,600	197,600	195,753	195,753
					PRE/MBT
					0

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45-006-600-015-00	2022 Est. T.C.V.	MURPHEY JOHN DENNIS TRUST
Property Class: 402		W DEER TRL
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
DEER TRAIL	734.49	298.77	1.0000	1.0000	425	100	
734 Actual Front Feet,	5.04	Total Acres			Total Est. Land Value =		
							312,158

2022 Est. T.C.V. 006-600-015-00 = 312,158

Est. TCV/Total Floor Area = 176.16, Most recent sale 09/03/2002 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
156,100	156,100	156,100	35,865	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,183	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,100	156,100	156,100	37,048	37,048	0

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45-006-602-001-00	2022 Est. T.C.V.	BOAL WILLIAM HARVEY
Property Class: 401		6924 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	134.00	250.00	1.0000	1.0000	250	100		33,500
134 Actual Front Feet, 0.77 Total Acres					Total Est.		Land Value =	33,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1000	0	0
Wood Frame	20.99	239	50	2,508
Wood Frame	30.35	64	50	971

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,979

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1633 SF Floor Area = 1633 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,633		
			Total:	195,386	146,541

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

2000 Gal Septic	1	8,364	6,273
Water Well, 50 Feet	1	2,324	1,743

Deck

Treated Wood w/Roof (Deck Portion)	138	2,811	2,108
Treated Wood w/Roof (Roof portion)	138	2,117	1,588
Treated Wood	800	8,992	6,744

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	728	28,115	21,086
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 259,273 195,056

Notes:

ECF (4031 RURAL) 1.200 => TCV: 234,067

2022 Est. T.C.V. 006-602-001-00 = 273,546

Est. TCV/Total Floor Area = 167.51, Most recent sale 07/26/2016 for 238,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
143,800	143,800	143,800	124,427	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	-7,000	0	0	4,106	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,800	136,800	136,800	128,533	128,533	0

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45-006-602-002-00	2022 Est. T.C.V.	MCSHANE STEPHEN J
Property Class: 401		6924 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	120.00	250.00	1.0000	1.0000	250	100		30,000
120 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1	Single Family	GARAGE	Cls CD	Blt 0
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(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Finished)					
Door Opener	2	946	804		
Base Cost	1440	39,686	33,733		
Totals:		40,632	34,537		

Notes:

ECF (4031 RURAL) 1.200 => TCV: 41,444

2022 Est. T.C.V. 006-602-002-00					=	73,944
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2011 for 81,500						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,100	38,100	38,100	36,706	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	294	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,000	37,000	37,000	37,917	37,000		0

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45-006-602-004-00	2022 Est. T.C.V.	CONLEY STEPHEN S & SHARON
Property Class: 401		7028 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	114.00	252.00	1.0000	1.0000	250	100		28,500
114 Actual Front Feet, 0.66 Total Acres					Total Est.		Land Value =	28,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	1700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 2520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,680		
			Total:	258,332	206,666

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

CPP	48	1,016	813
WPP	96	2,461	1,969

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	15,423
Common Wall: 1 Wall	1	-1,920	-1,536
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 299,256 239,405

Notes: SUNRISE MANUFACTURED HOME: BOCA

ECF (4031 RURAL) 1.200 => TCV: 287,286

2022 Est. T.C.V. 006-602-004-00 = 318,286

Est. TCV/Total Floor Area = 126.30, Most recent sale 08/21/2006 for 280,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,600	155,600	155,600	114,253	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	3,770	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,100	159,100	159,100	118,023	118,023	0	

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45-006-602-005-00	2022 Est. T.C.V.	STERN PETER ERIC
Property Class: 401		7034 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	121.00	254.00	1.0000	1.0000	250	100		30,250
121 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =			30,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	149	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1184		
Total:				89,037	75,681

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
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Water/Sewer

2000 Gal Septic	1	8,364	7,109
Water Well, 200 Feet	1	9,295	7,901

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	946	804
Base Cost	1184	44,305	37,659

Built-Ins

Appliance Allow.	1	2,394	2,035
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Totals: 155,618 132,274

Notes:

ECF (4031 RURAL) 1.200 => TCV: 158,729

2022 Est. T.C.V. 006-602-005-00 = 193,979

Est. TCV/Total Floor Area = 163.83, Most recent sale 04/16/1999 for 29,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,600	96,600	96,600	40,208	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	1,326	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,000	97,000	97,000	41,534	41,534	41,534	

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45-006-602-006-00	2022 Est. T.C.V.	STERN PETER ERIC
Property Class: 401		7040 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	130.42	255.00	1.0000	1.0000	250	100		32,604
144 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 32,604

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Total Estimated Land Improvements True Cash Value =				1,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 953 SF Floor Area = 953 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	953		
Total:				113,803	91,042

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	1,022

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Deck			
Treated Wood	161	3,107	2,486
Treated Wood	117	2,500	2,000
Treated Wood	50	1,517	1,214

Built-Ins			
Appliance Allow.	1	2,394	1,915

Totals: 133,832 107,066

Notes:

ECF (4031 RURAL) 1.200 => TCV: 128,479

2022 Est. T.C.V. 006-602-006-00 = 162,201

Est. TCV/Total Floor Area = 170.20, Most recent sale 03/31/1997 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,700	80,700	80,700	56,906	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	1,877	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,100	81,100	81,100	58,783	58,783	0	

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45-006-602-008-00	2022 Est. T.C.V.	HOUSE MARK A & JENNIFER J
Property Class: 401		7076 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP C 250/FF	120.00	250.00	1.0000	1.0000	250	100	
120 Actual Front Feet, 0.69 Total Acres							
Total Est. Land Value =							30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.57	375	50	3,294
Wood Frame	26.99	64	50	863
Total Estimated Land Improvements True Cash Value =				4,157

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 1970

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,440		
Total:				138,569	83,142

Other Additions/Adjustments

Plumbing					
3 Fixture Bath	1	3,340	2,004		

Water/Sewer					
1000 Gal Septic	1	3,937	2,362		
Water Well, 100 Feet	1	4,880	2,928		

Deck					
Treated Wood	128	2,614	1,568		
Treated Wood	192	3,404	2,042		
Treated Wood	120	2,492	1,495		

Built-Ins					
Appliance Allow.	1	1,673	1,004		

Totals: 160,909 96,545

Notes:

ECF (4031 RURAL) 1.200 => TCV: 115,854

2022 Est. T.C.V. 006-602-008-00 = 150,011

Est. TCV/Total Floor Area = 104.17, Most recent sale 01/12/2017 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,100	70,100	70,100	65,810	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	2,171	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	67,981	67,981	67,981	

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45-006-602-009-00	2022 Est. T.C.V.	DYKSTRA JAMES E & JANICE L
Property Class: 401		7088 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	120.00	250.00	1.0000	1.0000	250	100		30,000
120 Actual Front Feet, 0.69 Total Acres					Total Est.		Land Value =	30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	168	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 1496 SF Floor Area = 2160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,328		
1 Story	Siding	Slab	168		
		Total:		205,562	143,887

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	160	5,963	4,174
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	23,651	16,556
Common Wall: 1 Wall	1	-1,920	-1,344
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 2 Story	1	6,942	4,859
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Totals: 260,759 182,524

Notes:

ECF (4031 RURAL) 1.200 => TCV: 219,029

2022 Est. T.C.V. 006-602-009-00 = 251,529

Est. TCV/Total Floor Area = 116.45, Most recent sale 08/27/2012 for 191,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
133,000	133,000	133,000	106,076	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,200	0	3,500	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,800	125,800	125,800	109,576	109,576	0

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45-006-602-010-00	2022 Est. T.C.V.	CHAVALIA JASON L & REBECCA S
Property Class: 401		7100 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	120.00	250.00	1.0000	1.0000	250	100		30,000
120 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	132	0	0
D/W/P: Asphalt Paving	2.68	2800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1576 SF Floor Area = 2534 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	680		
1.5 Story	Siding	Basement	896		
		Total:		278,790	195,154

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CPP	44	960	672
CGEP (1 Story)	240	12,276	8,593

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	24,314	17,020
Storage Over Garage	264	3,139	2,197
Common Wall: 1 Wall	1	-2,324	-1,627
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 343,467 240,427

Notes:

ECF (4031 RURAL) 1.200 => TCV: 288,512

2022 Est. T.C.V. 006-602-010-00 = 323,262

Est. TCV/Total Floor Area = 127.57, Most recent sale 09/04/2019 for 315,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	167,000	167,000	167,000	156,460	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,400	0	0	5,140	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,600	161,600	161,600	161,623	161,600	161,600

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45-006-602-011-00	2022 Est. T.C.V.	BOYER MICHAEL J & DEBRA KAY
Property Class: 401		7122 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4602.4602 DEERWOOD ACRES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 250/FF	115.00	250.00	1.0000	1.0000	250	100		28,750
115 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								28,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1500	95	3,819
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,319

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1452 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	228		
Total:				148,702	111,526

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	204	7,032	5,274
WGEP (1 Story)	111	9,004	6,753
CCP (1 Story)	336	7,127	5,345
WCP (1 Story)	111	4,482	3,361

Deck

Treated Wood	580	7,204	5,403
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	16,780	12,585
Common Wall: 1/2 Wall	1	-1,162	-871
Door Opener	1	473	355

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	732	25,400	19,050
Storage Over Garage	549	6,528	4,896
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 1 Story	1	4,619	3,464
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 256,587 193,190

Notes:

ECF (4031 RURAL) 1.200 => TCV: 231,828

2022 Est. T.C.V. 006-602-011-00 = 266,897

Est. TCV/Total Floor Area = 183.81, Most recent sale 06/23/1989 for 56,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,400	140,400	140,400	104,833	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	3,459	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,400	133,400	133,400	108,292	108,292	108,292	

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45-006-603-001-00	2022 Est. T.C.V.	KUNSELMAN DENISE & SCOTT
Property Class: 407		1 EAST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H603 EASTS EASTSHORE CONDO			1 Units	340000.00000	100			340,000
	0.00	Total Acres		Total Est. Land Value =				340,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1393 SF Floor Area = 2438 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,393		
			Total:	308,240	231,179

Other Additions/Adjustments

Recreation Room	752	17,777	13,333
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Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	555	7,415	5,561

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	2,656
Door Opener	1	591	443

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	2	14,698	11,023
Heat Circulator	1	802	601

Totals: 373,518 280,135

Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 1.860 => TCV: 521,051

2022 Est. T.C.V. 006-603-001-00 = 861,051

Est. TCV/Total Floor Area = 353.18, Most recent sale 03/04/2014 for 730,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
416,900	416,900	416,900	407,023	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,600	0	13,431	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
430,500	430,500	430,500	420,454	420,454	0	

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45-006-603-002-00	2022 Est. T.C.V.	HUNTER JAMES C & DENISE L
Property Class: 407		2 EAST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H603 EASTS EASTSHORE CONDO			1 Units	340000	0.00000	100	LAKEFRONT	340,000
	0.00	Total Acres			Total Est.		Land Value =	340,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1389 SF Floor Area = 2431 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,389		
			Total:	347,352	277,880

Other Additions/Adjustments

Recreation Room	752	19,710	15,768
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Basement, Outside Entrance, Below Grade	1	3,684	2,947
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Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	4	36,176	28,941

Porches

WCP (1 Story)	186	9,612	7,690
WPP	225	5,900	4,720
WPP	186	5,357	4,286

Deck

Treated Wood	165	3,486	2,789
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,789	3,031
Door Opener	1	662	530

Water/Sewer

Public Water	1	1,903	1,522
Public Sewer	1	1,903	1,522

Built-Ins

Appliance Allow.	1	5,926	4,741
Dishwasher	1	1,249	999
Vented Hood	1	813	650

Fireplaces

Interior 2 Story	1	8,308	6,646
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Totals:	458,697	366,956
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Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 1.860 => TCV: 682,538

2022 Est. T.C.V. 006-603-002-00 = 1,022,538

Est. TCV/Total Floor Area = 420.62, Most recent sale 04/18/2014 for 835,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
492,200	492,200	492,200	426,906	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,100	0	0	14,087	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
511,300	511,300	511,300	440,993	440,993	440,993

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45-006-603-003-00	2022 Est. T.C.V.	NAUER RICHARD L & KATHLEEN A
Property Class: 407		3 EAST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H603 EASTS EASTSHORE CONDO			1 Units	340000.00000	100			340,000
	0.00	Total Acres		Total Est.	Land Value =			340,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1995

(11) Heating System: Forced Hot Water

Ground Area = 1374 SF Floor Area = 2452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,374		
1 Story	Siding	Overhang	48		
		Total:		318,775	255,019

Other Additions/Adjustments

Recreation Room	752	17,777	14,222
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	4	23,644	18,915

Porches

WCP (1 Story)	219	9,575	7,660
WPP	278	5,585	4,468

Deck

Treated Wood	186	3,631	2,905
Treated Wood	165	3,346	2,677

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	2,834
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
Dishwasher	1	1,017	814
Vented Hood	1	691	553

Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 404,154 323,324

Notes:

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 1.860 => TCV: 601,383

2022 Est. T.C.V. 006-603-003-00 = 941,383

Est. TCV/Total Floor Area = 383.92, Most recent sale 11/05/1993 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
453,900	453,900	453,900	283,327	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800	0	0	9,349	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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470,700	470,700	470,700	292,676	292,676	0
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45-006-603-004-00	2022 Est. T.C.V.	BIGGS CHRISTIAN & ELLEN
Property Class: 407		4 EAST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H603 EASTS EASTSHORE CONDO			1 Units	340000.00000	100			340,000
	0.00	Total Acres			Total Est.	Land Value =		340,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: Heat Pump

Ground Area = 1438 SF Floor Area = 2157 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,438		
			Total:	293,013	278,361

Other Additions/Adjustments

Recreation Room	1438	33,994	32,294
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Basement, Outside Entrance, Below Grade	1	3,109	2,954
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	3	17,733	16,846

Water/Sewer

1000 Gal Septic	1	4,877	4,633
Water Well, 100 Feet	1	5,403	5,133

Porches

WCP (1 Story)	215	9,464	8,991
WPP	73	2,791	2,651

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,365
Door Opener	1	591	561

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Totals: 383,008 363,855

Notes: 2 BATH UPSTAIRS, 1 MAIN FLOOR, 1 BASEMENT WITH BASEMENT GARAGE

ECF (H603 EASTSHORE HOME SITE CONDO-AKA MANITOU SH) 1.860 => TCV: 676,770

2022 Est. T.C.V. 006-603-004-00 = 1,016,770

Est. TCV/Total Floor Area = 471.38, Most recent sale 03/02/2018 for 899,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
470,700	470,700	470,700	458,459	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,700	0	0	15,129	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
508,400	508,400	508,400	473,588	473,588	473,588	

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45-006-603-005-00	2022 Est. T.C.V.	TUBERGEN JERRY & MARCIA FOUNDATION
Property Class: 407		5 EAST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H603.H603 EASTSHORE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H603 EASTS EASTSHORE CONDO			1 Units		340000.00000	100		340,000
	0.00	Total Acres			Total Est. Land Value =			340,000

2022 Est. T.C.V. 006-603-005-00 = 340,000

Est. TCV/Total Floor Area = 157.63, Most recent sale 12/20/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
170,000	170,000	170,000	123,274	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	4,068	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,000	170,000	170,000	127,342	127,342	0

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Valuation Report

DB: 2022Ga

45-006-604-001-00	2022 Est. T.C.V.	SWEET REALTY LLC
Property Class: 407		1 FISH HOUSE 1A
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-00 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 01/30/1998 for 80,827

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	63,847	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	2,106	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	65,953	65,953	0

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Valuation Report

DB: 2022Ga

45-006-604-001-10	2022 Est. T.C.V.	RENAUD ADAM G & JESSICA T
Property Class: 407		1 FISH HOUSE 1B
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 616 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck

Treated Wood	200	3,576	386
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Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-10 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 06/09/2016 for 128,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,600	71,600	71,600	67,397	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	2,224	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
74,200	74,200	74,200	69,621	69,621 0

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Valuation Report

DB: 2022Ga

45-006-604-001-20	2022 Est. T.C.V.	VAN BOXTEL MICHAEL J. TRUST
Property Class: 407		1 FISH HOUSE 1C
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 616 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck

Treated Wood	200	3,576	386
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Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-20 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 04/20/2009 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,600	71,600	71,600	67,397	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	2,224	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
74,200	74,200	74,200	69,621	69,621 0

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Valuation Report

DB: 2022Ga

45-006-604-001-30	2022 Est. T.C.V.	CHRISTO KALIOPE TRUST
Property Class: 407		1 FISH HOUSE 1D
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-30 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 01/30/1998 for 161,655

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	63,847	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	2,106	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	65,953	65,953	0

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Valuation Report

DB: 2022Ga

45-006-604-001-40	2022 Est. T.C.V.	CHRISTO PATRICIA R TRUST
Property Class: 407		1 FISH HOUSE 1E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-40 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 01/30/1998 for 161,655

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	63,847	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	2,106	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	65,953	65,953	0

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Valuation Report

DB: 2022Ga

45-006-604-001-50	2022 Est. T.C.V.	CHRISTO PATRICIA R TRUST
Property Class: 407		1 FISH HOUSE 1F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-50 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 01/30/1998 for 161,655

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	63,847	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	2,106	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	65,953	65,953	0

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Valuation Report

DB: 2022Ga

45-006-604-001-60	2022 Est. T.C.V.	DODGE FISH HOUSE LLC
Property Class: 407		1 FISH HOUSE 1G
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-60 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 07/27/2018 for 137,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,600	71,600	71,600	68,401	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	2,257	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	70,658	70,658	0

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Valuation Report

DB: 2022Ga

45-006-604-001-70	2022 Est. T.C.V.	SWEET REALTY LLC
Property Class: 407		1 FISH HOUSE 1H
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
			Total:	156,844	16,941

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 187,423 20,244

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,464

2022 Est. T.C.V. 006-604-001-70 = 148,464

Est. TCV/Total Floor Area = 120.51, Most recent sale 01/31/2006 for 220,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,600	71,600	71,600	67,397	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	2,224	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
74,200	74,200	74,200	69,621	69,621 0

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45-006-604-002-00	2022 Est. T.C.V.	DOW STEPHEN J & JANET
Property Class: 407		2 FISH HOUSE 2A
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 620 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck

Treated Wood	200	3,576	386
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Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-00 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 08/12/2003 for 171,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	67,504	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,227	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	69,731	69,731	0

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45-006-604-002-10	2022 Est. T.C.V.	RABAUT ROBERT & SANDRA
Property Class: 407		2 FISH HOUSE 2B
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-10 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 08/30/2001 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	67,504	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,227	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	69,731	69,731	0

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Valuation Report

DB: 2022Ga

45-006-604-002-20	2022 Est. T.C.V.	JACOBS LISA R & DANNY E
Property Class: 407		2 FISH HOUSE 2C
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-20 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 04/18/2014 for 134,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	67,504	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,227	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	69,731	69,731	0

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Valuation Report

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45-006-604-002-30	2022 Est. T.C.V.	WITTE JAMES L & PAMELA G TRUST
Property Class: 407		2 FISH HOUSE 2D
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
------------------	---	-------	-----

Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-30 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 10/09/2015 for 128,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,800	71,800	71,800	67,504	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	2,227	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
74,300	74,300	74,300	69,731	69,731 0

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Valuation Report

DB: 2022Ga

45-006-604-002-40	2022 Est. T.C.V.	CINCINNATUS LLC
Property Class: 407		2 FISH HOUSE 2E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-40 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 05/30/2019 for 159,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	70,270	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,318	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	72,588	72,588	0

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Valuation Report

DB: 2022Ga

45-006-604-002-50	2022 Est. T.C.V.	BERGER COHN JANET M TRUST
Property Class: 407		2 FISH HOUSE 2F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100			110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
------------------	---	-------	-----

Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-50 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 01/30/1998 for 77,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	63,847	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	2,106	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	65,953	65,953	0

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Valuation Report

DB: 2022Ga

45-006-604-002-60	2022 Est. T.C.V.	LAMPHERE GORDON W JR TRUST
Property Class: 407		2 FISH HOUSE 2G
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 620 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck			
Treated Wood	200	3,576	386

Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
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Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-60 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 09/24/2001 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,800	71,800	71,800	67,504	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	2,227	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,300	74,300	74,300	69,731	69,731	0

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DB: 2022Ga

45-006-604-002-70	2022 Est. T.C.V.	THIEME R KEVIN & BRIDGIT H
Property Class: 407		2 FISH HOUSE 2H
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H604.H604 FISH HOUSE 1/8TH INTEREST

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H604 FISHH FISH HOUSE 110K			1 Units	110000.00000	100	110,000
	0.00	Total Acres		Total Est. Land Value =		110,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 620 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	620		
			Total:	157,718	17,037

Other Additions/Adjustments

Recreation Room	656	10,975	1,185
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Plumbing

Average Fixture(s)	1	1,277	138
3 Fixture Bath	1	4,020	434

Deck

Treated Wood	200	3,576	386
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Water/Sewer

Public Water	1	1,293	140
Public Sewer	1	1,293	140

Built-Ins

Appliance Allow.	1	2,394	259
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Fireplaces

Interior 2 Story	1	5,751	621
------------------	---	-------	-----

Unit-in-Place Cost Items

	1	0	0	*97% Good
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Totals: 188,297 20,340

Notes:

ECF (H604 FISH HOUSE 1/8TH INTEREST) 1.900 => TCV: 38,646

2022 Est. T.C.V. 006-604-002-70 = 148,646

Est. TCV/Total Floor Area = 119.88, Most recent sale 11/05/2001 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
71,800	71,800	71,800	67,504	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	2,227	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
74,300	74,300	74,300	69,731	69,731 0

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Valuation Report

DB: 2022Ga

45-006-605-001-00	2022 Est. T.C.V.	DECONINCK DERIK & LISA
Property Class: 408		5772 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	200.00	0.8409	1.0000	3400	100		285,905
FISHER LK "C"	100.00	200.00	0.7579	1.0000	3000	50	SURPLUS: DRAIN FIELD & WELL LIMITATION	113,679
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								399,584

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1990

(11) Heating System: Forced Hot Water
Ground Area = 1154 SF Floor Area = 1442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,154		
Total:				156,941	117,705

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	171	6,253	4,690
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	687	24,313	18,235
Common Wall: 1/2 Wall	1	-1,162	-871
Door Opener	2	946	709

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	24,039	18,029
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 231,470 173,602

Notes: SPIRAL STAIRCASE IN MIDDLE OF HOUSE

ECF (4605 FISHER LAKE) 1.900 => TCV: 329,844

2022 Est. T.C.V. 006-605-001-00 = 734,428

Est. TCV/Total Floor Area = 509.31, Most recent sale 03/29/2017 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
335,400	335,400	335,400	263,033	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

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0	31,800	0	0	8,680	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
367,200	367,200	367,200	271,713	271,713	0

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Valuation Report

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45-006-605-002-00	2022 Est. T.C.V.	DECONINCK ARTHUR TIMOTHY & BIRUTA
Property Class: 408		5780 S DUNNS FARM RD
Map #: 44,43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	300.00	0.8694	1.0000	3400	100		295,610
FISHER LK "C"	75.00	300.00	0.7994	1.0000	3000	50	SURPLUS: ZONING 100'	89,937
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								385,547

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1636 SF Floor Area = 3643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,284		
1 Story	Siding	Crawl Space	352		
0.5 Story	Siding	Overhang	6		
1 Story	Siding	Overhang	48		
1 Story	Siding	Overhang	672		
Total:				352,666	229,222

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225
2 Fixture Bath	1	2,690	1,748
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WGEF (1 Story)	70	6,569	4,270
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Deck

Treated Wood	80	1,959	1,273
Treated Wood	823	9,251	6,013

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	896	35,679	23,191
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Totals: 431,880 280,709

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 533,347

2022 Est. T.C.V. 006-605-002-00 = 923,894
Est. TCV/Total Floor Area = 253.61, Most recent sale 09/29/1982 for 25,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	428,100		428,100	428,100	196,174	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		33,800	0	0	6,473	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	461,900		461,900	461,900	202,647	202,647	0

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Valuation Report

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45-006-605-003-00	2022 Est. T.C.V.	FAULSTICH KENDALL P ET AL
Property Class: 408		S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	370.00	0.9004	1.0000	3000	100		270,112
FISHER LK "C"	30.00	370.00	0.9004	1.0000	3000	50	SURPLUS: ZONING 100'	40,517
130 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								310,629

2022 Est. T.C.V. 006-605-003-00 = 310,629

Est. TCV/Total Floor Area = 85.27, Most recent sale 04/19/1985 for 20,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,400	129,400	129,400	101,910	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	25,900	0	0	3,363	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,300	155,300	155,300	105,273	105,273	0	

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45-006-605-004-00	2022 Est. T.C.V.	FAULSTICH GEORGE L JR & ANNE S
Property Class: 408		5816 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	425.00	0.9554	1.0000	3400	100		324,851
FISHER LK "C"	20.00	425.00	0.9297	1.0000	3000	50	SURPLUS: ZONING 100'	27,890
120 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								352,741

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	10000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 1917 SF Floor Area = 4229 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,448		
1 Story	Siding	Crawl Space	352		
1 Story	Siding	Crawl Space	117		
1 Story	Siding	Overhang	864		
Total:				413,792	268,955

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	88	6,066	3,943
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Deck

Treated Wood	621	7,533	4,896
w/Roof (Roof portion)	88	1,418	922

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	36,901	23,986
Storage Over Garage	864	13,435	8,733
Common Wall: 1/2 Wall	1	-1,348	-876
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
Direct-Vented Gas	1	2,614	1,699

Breezeways

Frame Wall	66	3,930	2,554
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Parcel Number: 45-006-605-004-00

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	Totals:	508,199	330,319
Notes:			
	ECF (4605 FISHER LAKE) 1.900 => TCV:	627,606	

2022 Est. T.C.V. 006-605-004-00	=	987,847				
Est. TCV/Total Floor Area = 233.59, Most recent sale 09/23/1978 for 40,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
459,800	459,800	459,800	217,182	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,200	33,400	1,500	2,200	7,143	709	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
493,900	493,900	493,900	225,816	225,816	225,816	

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Valuation Report

DB: 2022Ga

45-006-605-005-00	2022 Est. T.C.V.	FAULSTICH KENDALL P &
Property Class: 409		S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	436.00	0.9765	1.0000	3400	100		331,994
FISHER LK "C"	10.00	436.00	0.9626	1.0000	3000	50	SURPLUS: ZONING 100'	14,439
110 Actual Front Feet, 1.10 Total Acres								
Total Est. Land Value =								346,433

2022 Est. T.C.V. 006-605-005-00 = 346,433

Est. TCV/Total Floor Area = 81.92, Most recent sale 09/23/1978 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,500	152,500	152,500	86,232	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,700	0	0	2,845	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,200	173,200	173,200	89,077	89,077	0	

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45-006-605-006-00	2022 Est. T.C.V.	HASSELBECK MICHAEL E & EDNA M
Property Class: 408		5868 S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	440.00	0.9297	1.0000	3000	100		278,900
FISHER LK "C"	20.00	440.00	0.9297	1.0000	3000	50	SURPLUS: ZONING	27,890
120 Actual Front Feet, 1.21 Total Acres					Total Est.		Land Value =	306,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements			True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1992

(11) Heating System: Heat Pump
Ground Area = 1841 SF Floor Area = 2818 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,556		
1 Story	Siding	Crawl Space	285		
1 Story	Siding	Overhang	588		
		Total:		300,525	225,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Deck

Treated Wood	84	2,017	1,513
Treated Wood	556	7,006	5,254

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	588	23,985	17,989
Common Wall: 1 Wall	1	-1,920	-1,440
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Exterior 2 Story	1	6,942	5,206
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Totals: 359,116 269,347

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 511,759

2022 Est. T.C.V. 006-605-006-00 = 823,549

Est. TCV/Total Floor Area = 292.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
377,600	377,600	377,600	277,729	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,200	0	0	9,165	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	411,800	411,800	411,800	286,894	286,894	286,894

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Valuation Report

DB: 2022Ga

45-006-610-001-50	2022 Est. T.C.V.	ELLIOTT REAL ESTATE LLC
Property Class: 408		7255 W DAY FOREST RD
Map #: 67	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
GROUP B 5400	100.00	244.50	1.0000	0.9440	5400	100	
100 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =		509,768

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	312	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Slab	1,092		
Total:				128,925	77,355

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,329
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Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	180	2,876	1,726
WPP	96	2,461	1,477

Deck

Treated Wood	576	7,171	4,303
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,972	9,583
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 2 Story	2	11,503	6,902
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Totals:	192,676	115,606
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 219,651

2022 Est. T.C.V. 006-610-001-50	=	734,419
Est. TCV/Total Floor Area = 672.54, Most recent sale 11/16/2021 for 805,000		
2021 Assessed	MBOR	S.E.V. Base for Cap C.P.I.

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2022	315,700	315,700	315,700	309,823	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,500	0	0	57,377	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	367,200	367,200	367,200	320,047	367,200	0

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Valuation Report

DB: 2022Ga

45-006-610-003-00	2022 Est. T.C.V.	BEGHIN JOHN L & DENISE
Property Class: 408		7259 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	213.64	1.0000	0.9314	5400	100		502,936
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								502,936

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	163	0	0
D/W/P: Patio Blocks	16.32	81	0	0
D/W/P: Patio Blocks	16.32	151	0	0
D/W/P: Asphalt Paving	3.12	800	0	0
Wood Frame	31.88	101	50	1,610

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,610

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1533 SF Floor Area = 1916 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,533		
			Total:	282,142	225,713

Other Additions/Adjustments

Basement Living Area	1536	71,209	56,967
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	224	9,710	7,768
WPP	687	12,764	10,211
WPP	105	3,210	2,568

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	608	26,460	21,168
Storage Over Garage	202	3,141	2,513
Common Wall: 1 Wall	1	-2,294	-1,835
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Totals: 434,223 347,378

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 660,018

Parcel Number: 45-006-610-003-00

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2022	Est. T.C.V.	006-610-003-00	=	1,169,564		
Est. TCV/Total Floor Area = 610.42, Most recent sale 02/08/2018 for 1,125,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	534,700	534,700	534,700	518,078	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,100	0	0	17,096	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	584,800	584,800	584,800	535,174	535,174	535,174

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45-006-610-004-00	2022 Est. T.C.V.	EICHSTADT JOHN L JR LIVING TRUST
Property Class: 408		7267 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	240.00	1.0000	0.9423	5400	100		508,822
100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								508,822

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	2800	0	0
Wood Frame	22.45	98	50	1,100

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,600

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1139 SF Floor Area = 1708 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,139		
Total:				150,725	96,464

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	681
3 Fixture Bath	1	3,340	2,138

Water/Sewer

1000 Gal Septic	1	3,937	2,520
Water Well, 100 Feet	1	4,880	3,123

Porches

CPP	308	3,773	2,415
CCP (1 Story)	18	734	470

Balcony

Wood Balcony	28	899	575
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	618	17,984	11,510
Door Opener	1	420	269

Built-Ins

Appliance Allow.	1	1,673	1,071
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Fireplaces

Exterior 1 Story	1	4,938	3,160
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Totals: 194,367 124,396

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 236,352

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 600 SF Floor Area = 600 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	600		
			Total:	64,949	35,721

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	585

Porches					
CPP			114	1,762	969

Built-Ins					
Appliance Allow.			1	1,673	920

Fireplaces					
Wood Stove			1	1,859	1,022

Totals:				71,307	39,217
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Notes: HAS LOFT

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 74,512

2022 Est. T.C.V. 006-610-004-00 = 823,286

Est. TCV/Total Floor Area = 356.71

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
356,400	356,400	356,400	336,506	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,200	0	0	11,104	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
411,600	411,600	411,600	347,610	347,610	0	

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45-006-610-005-00	2022 Est. T.C.V.	CONZELMAN JAMES H & PATRICIA A
Property Class: 408		7271 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	246.00	1.0000	0.9446	5400	100		510,080
100 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								510,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1500	0	0
D/W/P: Patio Blocks	16.32	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1668 SF Floor Area = 2502 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,668		
Total:				331,184	264,946

Other Additions/Adjustments

Basement Living Area	1100	50,996	40,797
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Basement, Outside Entrance, Above Grade	4	8,265	6,612
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Plumbing

3 Fixture Bath	2	11,822	9,458
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Water/Sewer

1000 Gal Septic	1	4,877	3,902
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Water Well, 100 Feet	1	5,403	4,322
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Porches

WPP	496	9,255	7,404
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WCP (1 Story)	470	17,667	14,134
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	26,284
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Door Opener	2	1,182	946
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Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 487,294 390,435

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 741,827

2022 Est. T.C.V. 006-610-005-00

= 1,256,907

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Est. TCV/Total Floor Area = 502.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
576,900	576,900	576,900	385,292	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	51,600	0	0	12,714	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
628,500	628,500	628,500	398,006	398,006	0	

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45-006-610-006-00	2022 Est. T.C.V.	MILLER DEBORAH TRUST
Property Class: 408		7277 W DAY FOREST RD
Map #: 67	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 5400	100.00	258.00	1.0000	0.9491	5400	100	512,515
100 Actual Front Feet, 0.59 Total Acres					Total Est.	Land Value =	512,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	240	0	0
D/W/P: 4in Concrete	7.05	500	0	0
D/W/P: Patio Blocks	16.32	72	0	0
D/W/P: Flagstone/Sand	22.61	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1981 SF Floor Area = 2418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	873		
1 Story	Siding	Basement	438		
1 Story	Siding	Basement	670		
Total:				334,562	250,921

Other Additions/Adjustments

Recreation Room	991	23,427	17,570
Basement, Outside Entrance, Below Grade	2	6,218	4,663

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	79	4,646	3,484
WPP	1345	23,820	17,865

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	801	41,348	31,011
Storage Over Garage	400	6,220	4,665
Door Opener	2	1,182	886

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 473,282 355,559

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 675,562

2022 Est. T.C.V. 006-610-006-00 = 1,195,577

Est. TCV/Total Floor Area = 494.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
527,600	527,600	527,600	360,484	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	70,200	0	0	11,895	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
597,800	597,800	597,800	372,379	372,379	372,379	

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45-006-610-007-00	2022 Est. T.C.V.	FRIXEN EBERHARDT R & MARY F TRUST
Property Class: 408		7279 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * LOT 7 & E 1/2 LOT 8								
GROUP B 5400	100.00	290.00	0.8677	0.9603	5400	100		449,938
GROUP B 5400	50.00	290.00	0.8677	0.9603	5400	50	SURPLUS: 1/2 LOT 8	112,485
150 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								562,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	198	0	0
D/W/P: Asphalt Paving	2.68	5000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Heat Pump

Ground Area = 2264 SF Floor Area = 2264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,354		
1 Story	Brick	Crawl Space	910		
Total:				274,758	151,117

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	2,436
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Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CCP (1 Story)	40	1,091	600
CPP	198	3,097	1,703
CPP	184	2,926	1,609

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	840	25,250	13,887
Common Wall: 1 Wall	1	-1,920	-1,056

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	780	23,915	13,153
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Built-Ins

Appliance Allow.	1	2,394	1,317
Dishwasher	1	674	371
Oven	1	1,162	639
Standard Range	1	1,098	604

Fireplaces

Interior 1 Story	1	4,619	2,540
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Parcel Number: 45-006-610-007-00

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Totals: 361,025 199,912

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 379,833

2022 Est. T.C.V. 006-610-007-00 = 947,256

Est. TCV/Total Floor Area = 418.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
421,100	421,100	421,100	352,758	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,500	0	0	11,641	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
473,600	473,600	473,600	364,399	364,399	364,399	

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45-006-610-011-00	2022 Est. T.C.V.	POLOMSKY JOHN V & ANN V
Property Class: 408		7349 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	97.00	375.00	1.0107	0.9853	6400	100		618,210
97 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								618,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.83	1200	0	0
Wood Frame	18.34	150	50	1,375

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,875

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = 988 SF Floor Area = 1313 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	676		
1.5 Story	Siding	Basement	312		
Total:				118,688	65,278

Other Additions/Adjustments

Plumbing

2 Fixture Bath	1	1,862	1,024
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Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 100 Feet	1	4,764	2,620

Deck

Treated Wood	231	3,770	2,073
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Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	240	9,737	5,355
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Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	120	4,699	2,584
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Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Exterior 1 Story	1	4,299	2,364
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Totals: 152,926 84,107

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 159,803

Cost Est. for Res. Bldg: 2 Single Family 1+ STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	624		
			Total:	66,844	36,765

Other Additions/Adjustments

Deck					
Treated Wood			80	1,873	1,030

Built-Ins					
Appliance Allow.			1	1,418	780

Totals:	70,135	38,575
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Notes: 7353 WEST COTTAGE AT BEACH

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 73,293

Cost Est. for Res. Bldg: 3 Single Family 1+ STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	680		
			Total:	71,759	39,467

Other Additions/Adjustments

Deck					
Treated Wood			312	4,583	2,521

Built-Ins					
Appliance Allow.			1	1,418	780

Totals:	77,760	42,768
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Notes: 7351 EAST COTTAGE AT BEACH

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 81,259

2022 Est. T.C.V. 006-610-011-00 = 936,440

Est. TCV/Total Floor Area = 357.83, Most recent sale 02/11/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
406,200	406,200	406,200	201,570	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,000	0	0	6,651	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
468,200	468,200	468,200	208,221	208,221	156,166	

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45-006-610-012-00	2022 Est. T.C.V.	POLOMSKY JOHN V R L TRUST
Property Class: 408		7355 W DAY FOREST RD
Map #: 67	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 6400	103.00	385.00	0.9897	0.9879	6400	100		644,498
103 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								644,498

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 1950

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1697	37,368	20,552
Totals:				37,368	20,552

Notes: GARAGE - BLDG FIRE DAMAGED1994

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 39,049

2022 Est. T.C.V. 006-610-012-00				=	683,547
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/19/2003 for 0					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
290,600	290,600	290,600	147,941	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	51,200	0	0	4,882	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
341,800	341,800	341,800	152,823	152,823	152,823

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45-006-610-013-00	2022 Est. T.C.V.	RIFE ROBERT A & SUSAN B
Property Class: 408		7377 W DAY FOREST RD
Map #: 67	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 6400	100.00	394.00	0.8221	0.9901	6400	100		520,976	
GROUP A 6400	75.00	394.00	0.8221	0.9901	6400	50	SURPLUS: ZONING 100' MIN	195,366	
175 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value =	716,341

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.94	320	50	4,150
Total Estimated Land Improvements True Cash Value =				4,150

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 884 SF Floor Area = 884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Basement	884		
Total:				160,162	158,561

Other Additions/Adjustments

Fireplaces			
Exterior 2 Story	1	8,947	8,858
Totals:		169,109	167,419

Notes: ORIGINAL CHIMNEY EST YR 1900

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 318,096
20% Completed => Est. True Cash Value 2022 = 63,619

2022 Est. T.C.V. 006-610-013-00 = 784,110

Est. TCV/Total Floor Area = 887.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
379,300	379,300	379,300	221,468	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
28,600	45,900	61,700	28,600	6,119	36,026
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
392,100	392,100	392,100	220,161	220,161	0

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45-006-610-014-00	2022 Est. T.C.V.	HARE ROSS H & JAYNE M
Property Class: 408		7397 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2000	0	0
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,454

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 2681 SF Floor Area = 3788 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,681		
1 Story	Siding	Overhang	437		
Total:				468,644	463,958

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	3	17,733	17,556
2 Fixture Bath	1	3,960	3,920

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 50 Feet	1	2,527	2,502

Porches

CPP	573	9,735	9,638
CCP (1 Story)	84	2,663	2,636
CCP (1 Story)	66	2,136	2,115
WCP (1 Story)	102	5,342	5,289

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	905	45,576	45,120
Common Wall: 1 Wall	1	-2,697	-2,670
Door Opener	2	1,182	1,170

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	905	45,576	45,120
Storage Over Garage	905	14,073	13,932
Door Opener	1	591	585

Fireplaces

Exterior 1 Story	3	22,134	21,913
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Totals: 650,631 644,125

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,223,838

2022 Est. T.C.V. 006-610-014-00

= 1,864,946

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Est. TCV/Total Floor Area = 492.33, Most recent sale 11/09/2018 for 723,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
774,200	774,200	774,200	762,703	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
64,800	93,500	0	64,800	25,169	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
932,500	932,500	932,500	852,672	852,672	852,672	

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45-006-610-015-00	2022 Est. T.C.V.	LINDNER ROBERT W REVOC TRUST ET AL
Property Class: 408		7421 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	408.00	1.0000	0.9936	6400	100		635,912
100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =			635,912

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	150	0	0
D/W/P: Crushed Rock	1.96	2400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1596 SF Floor Area = 1596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	1,596		
Total:				171,027	102,616

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	256	4,211	2,527
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	14,584	8,750
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 211,525 126,914

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 241,137

2022 Est. T.C.V. 006-610-015-00 = 878,549

Est. TCV/Total Floor Area = 550.47

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
379,700	379,700	379,700	190,673	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	59,600	0	0	6,292	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
439,300	439,300	439,300	196,965	196,965	0

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45-006-610-016-00	2022 Est. T.C.V.	REID DOUGLAS L QPT
Property Class: 408		7439 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	414.00	1.0000	0.9951	6400	100		636,841
100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								636,841

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.12	995	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1604 SF Floor Area = 2807 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,604		
Total:				427,679	363,525

Other Additions/Adjustments

Exterior					
Stone Veneer		240	10,740	9,129	
Basement, Outside Entrance, Below Grade		3	11,051	9,393	

Plumbing

Average Fixture(s)	1	2,867	2,437	
3 Fixture Bath	2	18,088	15,375	
2 Fixture Bath	1	6,029	5,125	

Water/Sewer

2000 Gal Septic	1	10,315	8,768	
Water Well, 100 Feet	1	5,664	4,814	

Porches

WCP (1 Story)	168	8,924	7,585	
WCP (1 Story)	84	5,366	4,561	
WCP (1 Story)	189	9,722	8,264	
WSEP (1 Story)	91	7,017	5,964	
WPP	78	3,213	2,731	
WPP	307	6,527	5,548	

Deck

Treated Wood	124	2,884	2,451	
Treated Wood	19	825	701	

Built-Ins

Appliance Allow.	1	5,926	5,037	
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Fireplaces

Interior 2 Story	1	8,308	7,062	
2nd on Same Stack	1	5,229	4,445	
Wood Stove	1	3,892	3,308	

Totals: 560,266 476,223

Notes: LOG

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 904,824

2022 Est. T.C.V. 006-610-016-00	=	1,551,665				
Est. TCV/Total Floor Area = 552.78, Most recent sale 04/15/2005 for 775,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
713,400	713,400	713,400	619,472	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	62,400	0	0	20,442	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
775,800	775,800	775,800	639,914	639,914		0

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45-006-610-017-00	2022 Est. T.C.V.	JOSEPH CHRISTOPHER & STEPHANIE G
Property Class: 408		7457 W DAY FOREST RD
Map #: 67	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 6400	100.00	421.00	1.0000	0.9967	6400 100	637,910
100 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =						637,910

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =			7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 2134 SF Floor Area = 3380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,134		
1 Story	Siding	Overhang	712		
Total:				511,700	429,828

Other Additions/Adjustments

Recreation Room	2100	55,041	46,234
Exterior			
Stone Veneer	240	10,740	9,022
Basement, Outside Entrance, Above Grade	4	9,339	7,845

Plumbing

Average Fixture(s)	1	2,867	2,408
3 Fixture Bath	2	18,088	15,194
2 Fixture Bath	1	6,029	5,064
Separate Shower	1	2,749	2,309

Water/Sewer

1000 Gal Septic	1	5,290	4,444
Water Well, 100 Feet	1	5,664	4,758

Porches

CPP	150	3,527	2,963
CPP	28	836	702
WPP	128	4,177	3,509
WPP	139	4,434	3,725
CCP (1 Story)	57	2,061	1,731

Deck

Treated Wood	130	2,981	2,504
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	950	55,005	46,204
Common Wall: 1 Wall	1	-3,154	-2,649
Door Opener	2	1,324	1,112
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	943	51,582	43,329
Storage Over Garage	707	13,249	11,129
Door Opener	2	1,324	1,112

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Built-Ins

Appliance Allow.	1	5,926	4,978
Security System	1	8,226	6,910

Fireplaces

Interior 1 Story	1	6,826	5,734
2nd on Same Stack	1	5,229	4,392

Totals:	791,060	664,491
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,262,533

2022 Est. T.C.V. 006-610-017-00 = 1,907,943

Est. TCV/Total Floor Area = 564.48, Most recent sale 08/28/2019 for 2,100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
893,800	893,800	893,800	852,064	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	60,200	0	28,118	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
954,000	954,000	954,000	880,182	880,182	880,182	

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45-006-610-018-00	2022 Est. T.C.V.	WAGNER PETER W
Property Class: 408		7475 W DAY FOREST RD
Map #: 67	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 6400	100.00	422.00	1.0000	0.9970	6400	100	2011 ROL COMB	638,061
100 Actual Front Feet, 0.97 Total Acres								
Total Est. Land Value =								638,061

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Heat & Cool
Ground Area = 1785 SF Floor Area = 3124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,785		
Total:				311,819	249,416

Other Additions/Adjustments

Plumbing					
2 Fixture Bath		1	2,690		2,152

Water/Sewer					
1000 Gal Septic		1	4,209		3,367
Water Well, 100 Feet		1	5,025		4,020

Porches					
CCP (1 Story)		288	6,166		4,933
CPP		72	1,395		1,116
CCP (1 Story)		34	954		763

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	576	19,711	15,769
Common Wall: 1 Wall	1	-2,523	-2,018

Fireplaces					
Exterior 2 Story		2	13,885		11,108

Totals: 363,331 290,626

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 552,189

2022 Est. T.C.V. 006-610-018-00 = 1,192,750

Est. TCV/Total Floor Area = 381.80

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
523,900	523,900	523,900	480,164	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	72,500	0	0	15,845	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
596,400	596,400	596,400	496,009	496,009	0	

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Valuation Report

DB: 2022Ga

45-006-610-019-00	2022 Est. T.C.V.	CRETEN RONALD J & MARGARET L
Property Class: 408		7493 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2800	0	0
Wood Frame	30.35	64	50	971

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,471

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = 2056 SF Floor Area = 2536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	960		
1 Story	Siding	Crawl Space	760		
1 Story	Siding	Basement	336		
Total:				302,842	196,859

Other Additions/Adjustments

Recreation Room	96	1,606	1,044
Exterior			
Stone Veneer	48	1,576	1,024
Basement, Outside Entrance, Below Grade	2	4,430	2,879

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	137	3,137	2,039
WPP	96	2,461	1,600
WPP	976	13,381	8,698

Deck

Treated Wood	166	3,171	2,949	*93% Good
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	910	26,900	17,485	
Door Opener	2	946	615	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 1 Car	1	2,249	1,462	

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	2	13,885	9,025
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Totals:	393,509	256,680
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 487,692

2022 Est. T.C.V. 006-610-019-00 = 1,125,817

Est. TCV/Total Floor Area = 443.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
510,300	510,300	510,300	316,277	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	52,600	0	0	10,437	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
562,900	562,900	562,900	326,714	326,714	0

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Valuation Report

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45-006-610-020-00	2022 Est. T.C.V.	ST JULIAN JOSEPH M & JENNIFER
Property Class: 408		7515 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	399.00	1.0000	0.9914	6400	100		634,495
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								634,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	600	0	0
Wood Frame	31.00	120	50	1,860

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,360

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1978

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 2084 SF Floor Area = 2084 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,084		
Total:				294,825	206,378

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

WCP (1 Story)	48	3,282	2,297
WPP	28	1,459	1,021
WCP (1 Story)	37	2,714	1,900

Deck

Treated Wood	348	5,460	3,822
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	22,530	15,771
Common Wall: 1 Wall	1	-2,294	-1,606
Door Opener	1	591	414

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 1 Story	1	5,984	4,189
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Totals: 356,061 249,243

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 473,562

2022 Est. T.C.V. 006-610-020-00 = 1,112,417

Est. TCV/Total Floor Area = 533.79, Most recent sale 09/30/2013 for 715,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	487,200		487,200	487,200	427,249	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		69,000	0	0	14,099	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	556,200		556,200	556,200	441,348	441,348	0

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Valuation Report

DB: 2022Ga

45-006-610-021-00	2022 Est. T.C.V.	STEVENSON LINDA W
Property Class: 408		7529 W DAY FOREST RD
Map #: 67	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 6400	100.00	395.00	1.0000	0.9904	6400	100		633,856
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								633,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.31	288	50	3,788
Total Estimated Land Improvements True Cash Value =				3,788

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3485 SF Floor Area = 4356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	3,485		
Total:				508,000	380,998

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,880	1,410	
3 Fixture Bath	2	11,822	8,866	

Water/Sewer				
1000 Gal Septic	1	4,877	3,658	
Water Well, 100 Feet	1	5,403	4,052	

Porches				
CGEP (1 Story)	187	13,457	10,093	

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	624	34,732	26,049	
Door Opener	2	1,182	886	

Built-Ins				
Appliance Allow.	1	3,439	2,579	

Fireplaces				
Prefab 2 Story	1	3,921	2,941	

Deck				
Treated Wood	1184	14,101	10,576	

Carports				
Comp.Shingle	425	7,310	5,482	
Comp.Shingle	419	7,207	5,405	

Totals:	617,331	462,995		
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 879,691

2022 Est. T.C.V. 006-610-021-00 = 1,517,335

Est. TCV/Total Floor Area = 348.33, Most recent sale 05/03/1972 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
699,900	699,900	699,900	466,196	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 45-006-610-021-00

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0	58,800	0	0	15,384	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
758,700	758,700	758,700	481,580	481,580	0

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Valuation Report

DB: 2022Ga

45-006-610-022-00	2022 Est. T.C.V.	STEVENSON LINDA W
Property Class: 408		7541 W DAY FOREST RD
Map #: 67	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 6400	100.00	390.00	1.0000	0.9891	6400	100		633,049
100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								633,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1980

(11) Heating System: Heat Pump

Ground Area = 2368 SF Floor Area = 2368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Crawl Space	1,792		
Total:				266,203	186,332

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	2	8,039	5,627
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

CPP	32	761	533
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	960	21,043	14,730
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
Oven	1	1,162	813
Microwave	1	366	256
Standard Range	1	1,098	769

Fireplaces

Interior 1 Story	1	4,619	3,233
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Deck

Treated Wood	1121	12,600	8,820
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Totals: 331,959 232,360

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 441,484

2022 Est. T.C.V. 006-610-022-00 = 1,079,533

Est. TCV/Total Floor Area = 455.88, Most recent sale 06/29/2012 for 750,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	472,200		472,200	472,200	417,868	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		67,600	0	0	13,789	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	539,800		539,800	539,800	431,657	431,657	0

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Valuation Report

DB: 2022Ga

45-006-610-023-00	2022 Est. T.C.V.	JACOBS FAMILY TRUST
Property Class: 408		7547 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	375.00	1.0000	0.9853	6400	100		630,571
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								630,571

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	748	50	16,198
D/W/P: Patio Blocks	18.14	259	0	0
D/W/P: 4in Ren. Conc.	10.04	140	0	0
D/W/P: Patio Blocks	18.14	645	0	0
D/W/P: Asphalt Paving	3.40	2695	0	0
Wood Frame	31.30	198	50	3,098

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	2	100	4,000
Total Estimated Land Improvements True Cash Value =				48,296

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 2329 SF Floor Area = 5345 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,329		
2 Story	Siding	Overhang	132		
1 Story	Siding	Overhang	387		
1 Story	Siding	Overhang	36		
Total:				769,500	654,146

Other Additions/Adjustments

Basement Living Area	2329	117,871	58,935
Basement, Outside Entrance, Below Grade	2	7,367	6,262

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	3	27,132	23,062
2 Fixture Bath	1	6,029	5,125

Water/Sewer

2000 Gal Septic	1	10,315	8,768
Water Well, 100 Feet	1	5,664	4,814

Porches

WCP (1 Story)	286	12,498	10,623
WPP	231	5,967	5,072
WSEP (1 Story)	231	14,565	12,380
WPP	796	16,039	13,633

Deck

Treated Wood	169	3,542	3,011
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Balcony

Wood Balcony	20	960	816
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Garages

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Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	744	46,656	39,658
Common Wall: 1 Wall	1	-3,154	-2,681
Door Opener	2	1,324	1,125

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
2nd on Same Stack	1	5,229	4,445
Raised Hearth	1	744	632

Totals: 1,065,349 864,362

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,642,288

2022 Est. T.C.V. 006-610-023-00

= 2,321,155

Est. TCV/Total Floor Area = 434.27

2021 Assessed	MBOR	S.E.V.
1,084,600	1,084,600	1,084,600

Base for Cap	C.P.I.
816,583	3.30

2022 New Eq. Adjustment	Loss
0	76,000
	0

Additions	Tax Adjustment	Losses
0	26,947	0

2022 Assessed	MBOR	S.E.V.
1,160,600	1,160,600	1,160,600

Capped	->Taxable<-	PRE/MBT
843,530	843,530	843,530

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45-006-610-024-00	2022 Est. T.C.V.	BECKER DENNIS J TRUST AGREEMENT
Property Class: 408		7559 W DAY FOREST RD
Map #: 67	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 6400	100.00	355.00	1.0000	0.9799	6400 100	627,125
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =						627,125

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =			7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2344 SF Floor Area = 3516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,344		
Total:				430,970	344,776

Other Additions/Adjustments

Exterior					
Stone Veneer		80	3,228	2,582	
Basement, Outside Entrance, Below Grade		1	3,109	2,487	

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Water/Sewer					
1000 Gal Septic		1	4,877	3,902	
Water Well, 100 Feet		1	5,403	4,322	

Porches					
CCP (1 Story)		208	6,107	4,886	
WPP		216	5,152	4,122	
WPP		128	3,736	2,989	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		598	33,745	26,996	
Common Wall: 1 Wall		1	-2,697	-2,158	
Door Opener		1	591	473	

Built-Ins

Appliance Allow.		1	3,439	2,751	
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Fireplaces

Interior 2 Story		1	7,349	5,879	
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Totals: 512,800 410,240

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 779,456

2022 Est. T.C.V. 006-610-024-00	=	1,414,081
Est. TCV/Total Floor Area = 402.18		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	670,800		670,800	670,800	544,231	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		36,200	0	0	17,959	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	707,000		707,000	707,000	562,190	562,190	562,190

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Valuation Report

DB: 2022Ga

45-006-610-025-00	2022 Est. T.C.V.	DAINEL MARTHA M
Property Class: 408		7565 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	337.00	1.0000	0.9748	6400	100		623,870
100 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	623,870

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	72	0	0
D/W/P: Asphalt Paving	2.68	2000	0	0
D/W/P: 3.5 Concrete	5.70	24	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 1898 SF Floor Area = 1898 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,332		
1 Story	Siding	Crawl Space	566		
		Total:		230,050	184,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

2000 Gal Septic	1	8,364	6,691
Water Well, 100 Feet	1	5,025	4,020

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	731	22,880	18,304
Door Opener	1	473	378

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	534	20,404	16,323
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Exterior 1 Story	1	5,635	4,508
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Deck

w/Roof (Roof portion)	44	774	619
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 302,918 242,930

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 461,567

Parcel Number: 45-006-610-025-00

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2022 Est. T.C.V. 006-610-025-00	=	1,090,437			
Est. TCV/Total Floor Area = 574.52, Most recent sale 11/24/2010 for 700,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
474,900	474,900	474,900	471,968	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	67,500	0	2,800	15,574	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
545,200	545,200	545,200	490,342	490,342	0

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Valuation Report

DB: 2022Ga

45-006-610-026-00	2022 Est. T.C.V.	KELLEY DEAN W & GLORIA L
Property Class: 408		7579 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	330.00	1.0000	0.9728	6400	100		622,562
100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								622,562

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1200	0	0
D/W/P: Flagstone/Sand	18.18	180	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1964

(11) Heating System: Electric Baseboard

Ground Area = 1599 SF Floor Area = 1599 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,599		
Total:				191,290	133,916

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	407	5,918	4,143
WPP	94	2,452	1,716

Deck

Treated Wood	69	1,817	1,272
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	633	22,927	16,049
Common Wall: 1 Wall	1	-2,324	-1,627
Door Opener	2	946	662

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	980	38,318	26,823
Storage Over Garage	733	8,715	6,100
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Totals: 295,239 206,679

Notes:

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Valuation Report

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 392,690

2022 Est. T.C.V. 006-610-026-00 = 1,020,252

Est. TCV/Total Floor Area = 638.06, Most recent sale 01/14/2005 for 861,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
445,400	445,400	445,400	412,188	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	64,700	0	0	13,602	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
510,100	510,100	510,100	425,790	425,790	0	

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Valuation Report

DB: 2022Ga

45-006-610-027-00	2022 Est. T.C.V.	AUCELLO MICHELE
Property Class: 408		7587 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	326.00	1.0000	0.9716	6400	100		621,803
100 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	621,803

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,454

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1980

(11) Heating System: Electric Baseboard

Ground Area = 1408 SF Floor Area = 2112 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,408		
			Total:	223,437	156,404

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood w/Roof (Deck Portion)	60	1,694	1,186
Treated Wood w/Roof (Roof portion)	60	1,007	705
Treated Wood	346	5,131	3,592
Treated Wood w/Roof (Deck Portion)	25	1,024	717
Treated Wood w/Roof (Roof portion)	25	487	341

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	660	21,265	14,885
Storage Over Garage	330	3,924	2,747
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 284,399 199,977

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCv: 379,956

2022 Est. T.C.V. 006-610-027-00

= 1,008,213

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Est. TCV/Total Floor Area = 477.37, Most recent sale 01/01/2008 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
440,200	440,200	440,200	411,971	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	63,900	0	0	13,595	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
504,100	504,100	504,100	425,566	425,566	425,566	

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45-006-610-028-00	2022 Est. T.C.V.	TERRELL MARTY G & BARBARA
Property Class: 408		7595 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	332.00	1.0000	0.9733	6400	100		622,938
100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								622,938

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	896	50	18,435
D/W/P: 3.5 Concrete	6.56	380	0	0
D/W/P: Asphalt Paving	3.12	1600	0	0
D/W/P: Asphalt Paving	3.12	1680	0	0
D/W/P: Crushed Rock	2.15	275	0	0
Wood Frame	31.56	108	50	1,704

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				30,139

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1956

(11) Heating System: Forced Heat & Cool
Ground Area = 2744 SF Floor Area = 3430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,744		
Total:				426,660	341,328

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	114	5,870	4,696
WPP	609	11,333	9,066

Deck

Treated Wood	43	1,516	1,213
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	923	46,288	37,030
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 1 Story	1	7,378	5,902
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Parcel Number: 45-006-610-028-00

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Totals: 531,911 426,128

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 809,643

2022 Est. T.C.V. 006-610-028-00 = 1,462,720

Est. TCV/Total Floor Area = 426.45, Most recent sale 09/28/2007 for 1,300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
669,200	669,200	669,200	532,720	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,900	59,300	0	2,900	17,579	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
731,400	731,400	731,400	553,199	553,199	0	

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Valuation Report

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45-006-610-029-00	2022 Est. T.C.V.	HALL WILLIAM E & MELANIE
Property Class: 408		7599 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	354.00	1.0000	0.9796	6400	100		626,948
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								626,948

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	744	50	13,816
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				16,316

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 1204 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,204		
Total:				154,505	84,978

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	4,430	2,436
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Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CCP (1 Story)	134	3,183	1,751
WPP	252	4,294	2,362

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	588	21,768	11,972
Common Wall: 1 Wall	1	-2,324	-1,278
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Totals: 207,873 114,330

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 217,227

2022 Est. T.C.V. 006-610-029-00 = 860,491

Est. TCV/Total Floor Area = 714.69, Most recent sale 01/17/2007 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
371,800	371,800	371,800	326,559	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 45-006-610-029-00

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0	58,400	0	0	10,776	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
430,200	430,200	430,200	337,335	337,335	337,335

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Valuation Report

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45-006-610-030-00	2022 Est. T.C.V.	BELL JAMES A & LEBBE-BELL MARY A
Property Class: 408		7601 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	365.00	1.0000	0.9826	6400	100		628,869
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								628,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	20	50	267
Dock: Light posts	37.14	320	50	5,942
D/W/P: Flagstone/Sand	18.18	248	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				7,709

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 2277 SF Floor Area = 2277 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,368		
1 Story	Siding	Slab	285		
1 Story	Siding	Slab	624		
Total:				233,097	151,513

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	115	7,345	4,774
WPP	115	2,761	1,795
WPP	21	963	626

Deck

Treated Wood	142	2,863	1,861
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	623	22,659	14,728
Common Wall: 1 Wall	1	-2,324	-1,511

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	394	14,818	9,632
No Concrete Floor	394	-2,266	-1,473

Built-Ins

Appliance Allow.	1	2,394	1,556
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Breezeways

Frame Wall	284	16,912	10,993
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Parcel Number: 45-006-610-030-00

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Totals: 320,772 209,461

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 397,976
80% Completed => Est. True Cash Value 2022 = 318,381

2022 Est. T.C.V. 006-610-030-00 = 954,959

Est. TCV/Total Floor Area = 419.39, Most recent sale 10/20/2017 for 656,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
364,600	364,600	364,600	347,361	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
75,800	58,000	20,900	75,800	10,805	19,912
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
477,500	477,500	477,500	414,054	414,054	414,054

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Valuation Report

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45-006-610-031-00	2022 Est. T.C.V.	CROWE ELIZABETH HAUKE REVOC TRUST
Property Class: 408		7625 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	380.00	1.0000	0.9866	6400	100		631,407
100 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	631,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2040 SF Floor Area = 2982 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,216		
1 Story	Siding	Crawl Space	824		
1 Story	Siding	Overhang	30		
		Total:		309,813	216,900

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	651	9,400	6,580
CCP (1 Story)	57	1,467	1,027

Deck

Treated Wood	60	1,694	1,186
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	20,399	14,279
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Totals: 367,480 257,266

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 488,805

2022 Est. T.C.V. 006-610-031-00 = 1,127,712
Est. TCV/Total Floor Area = 378.17

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	492,200		492,200	492,200	325,343	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		71,700	0	0	10,736	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	563,900		563,900	563,900	336,079	336,079	336,079

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Valuation Report

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45-006-610-032-00	2022 Est. T.C.V.	WARDZINSKI NANCY
Property Class: 408		7649 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	392.00	1.0000	0.9896	6400	100		633,373
100 Actual Front Feet, 0.90 Total Acres					Total Est. Land Value =			633,373

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1500	0	0
Wood Frame	30.35	64	50	971
Wood Frame	20.83	256	50	2,666

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,637

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1210 SF Floor Area = 1210 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,210		
			Total:	136,833	82,100

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	50	1,042	625
CPP	68	1,335	801

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,987	10,192
Common Wall: 1/2 Wall	1	-957	-574

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	11,567
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Totals: 196,063 117,636

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 223,508

2022 Est. T.C.V. 006-610-032-00 = 865,518

Est. TCV/Total Floor Area = 715.30, Most recent sale 08/22/1972 for 4,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
374,000	374,000	374,000	200,820	3.30

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Valuation Report

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,800	0	0	6,627	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	432,800	432,800	432,800	207,447	207,447	0

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Valuation Report

DB: 2022Ga

45-006-610-033-00	2022 Est. T.C.V.	LONG ROBERT K JR & LORI J
Property Class: 408		7663 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	398.00	1.0000	0.9911	6400	100		634,336
100 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	634,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1988

(11) Heating System: Forced Heat & Cool
Ground Area = 1918 SF Floor Area = 2973 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	621		
1.5 Story	Siding	Basement	1,178		
1 Story	Siding	Crawl Space	119		
		Total:		331,509	245,306

Other Additions/Adjustments

Recreation Room	800	13,384	9,904
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Plumbing

Average Fixture(s)	1	1,277	945
3 Fixture Bath	3	12,059	8,924

Water/Sewer

1000 Gal Septic	1	4,209	3,115
Water Well, 100 Feet	1	5,025	3,718

Porches

WCP (1 Story)	94	3,998	2,959
WPP	114	2,743	2,030
WPP	825	11,311	8,370

Deck

Treated Wood	615	7,485	5,539
Treated Wood	340	5,076	3,756
Treated Wood	120	2,550	1,887

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Storage Over Garage	336	3,995	2,956
Common Wall: 1 Wall	1	-2,324	-1,720
Door Opener	1	473	350
Base Cost	1230	46,027	34,060
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	736	25,488	18,861
Door Opener	1	473	350
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	500	17,485	12,939

Built-Ins

Appliance Allow.	1	2,394	1,772
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Jacuzzi Tub	1	7,157	5,296
Sauna	1	5,746	4,252
Fireplaces			
2nd on Same Stack	1	3,776	2,794
Exterior 2 Story	1	6,942	5,137
Totals:		518,258	383,500

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 728,650

2022 Est. T.C.V. 006-610-033-00	=	1,372,986
Est. TCV/Total Floor Area = 461.82, Most recent sale 05/10/2013 for 967,250		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
607,100 607,100 607,100 513,838 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 79,400 0 0 16,956 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
686,500 686,500 686,500 530,794 530,794 530,794		

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45-006-610-034-00	2022 Est. T.C.V.	CHORMANN JAMES TRUST
Property Class: 408		7677 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	395.00	1.0000	0.9904	6400	100		633,856
100 Actual Front Feet, 0.91 Total Acres					Total Est.		Land Value =	633,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.85	80	50	994
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,494

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1976

(11) Heating System: Electric Baseboard
Ground Area = 1024 SF Floor Area = 1024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,024		
Total:				103,677	67,389

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	692
2 Fixture Bath	1	2,246	1,460

Water/Sewer

1000 Gal Septic	1	3,937	2,559
Water Well, 100 Feet	1	4,880	3,172

Porches

WPP	528	6,748	4,386
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Built-Ins

Appliance Allow.	1	1,673	1,087
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Fireplaces

Interior 1 Story	1	4,067	2,644
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 131,292 86,389

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 164,139

2022 Est. T.C.V. 006-610-034-00 = 801,489

Est. TCV/Total Floor Area = 782.70, Most recent sale 08/28/2018 for 755,225

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
344,700	344,700	344,700	335,913	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,000	0	0	11,085	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,700	400,700	400,700	346,998	346,998	346,998	

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45-006-610-035-00	2022 Est. T.C.V.	SILLS JOHN D & MARLENE
Property Class: 408		7695 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	387.00	1.0000	0.9884	6400	100		632,561
100 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								632,561

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 1110 SF Floor Area = 1110 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,110		
Total:				143,901	93,544

Other Additions/Adjustments

Exterior					
Brick Veneer	192	2,855	1,856		

Plumbing					
Average Fixture(s)	1	1,277	830		
2 Fixture Bath	1	2,690	1,748		

Water/Sewer					
1000 Gal Septic	1	4,209	2,736		
Water Well, 100 Feet	1	5,025	3,266		

Porches					
WPP	240	4,236	2,753		
CPP	18	435	283		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	19,279	12,531	
Storage Over Garage	432	5,136	3,338	
Common Wall: 1/2 Wall	1	-957	-622	
Door Opener	1	473	307	

Built-Ins					
Appliance Allow.	1	2,394	1,556		

Fireplaces					
Exterior 1 Story	1	5,635	3,663		

Totals: 196,588 127,789

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 242,799

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1998

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 439 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	439		
			Total:	33,013	28,061

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	-4,020	-3,417
2 Fixture Bath	1	2,690	2,286

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	535	20,426	17,362
Door Opener	1	473	402

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Basement Garage: 2 Car	1	3,142	2,671
Door Opener	1	473	402

Totals: 57,474 48,852

Notes: D.G. W/ DWELLING ABOVE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 92,819

2022 Est. T.C.V. 006-610-035-00

= 973,179

Est. TCV/Total Floor Area = 628.26

2021 Assessed	MBOR	S.E.V.
423,400	423,400	423,400

Base for Cap	C.P.I.
210,362	3.30

2022 New	Eq. Adjustment	Loss
0	63,200	0

Additions	Tax Adjustment	Losses
0	6,941	0

2022 Assessed	MBOR	S.E.V.
486,600	486,600	486,600

Capped	->Taxable<-	PRE/MBT
217,303	217,303	0

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45-006-610-036-00	2022 Est. T.C.V.	EVENS JENNIFER LU TRUST
Property Class: 408		7711 W DAY FOREST RD
Map #: 67	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 6400	100.00	365.00	0.8781	0.9826	6400	100		552,181
GROUP A 6400	45.00	365.00	0.8781	0.9826	6400	50	SURPLUS: ZONING 100 ft	124,241
145 Actual Front Feet, 1.22 Total Acres								
Total Est. Land Value =								676,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.62	283	0	0
D/W/P: 3.5 Concrete	5.74	833	0	0
D/W/P: 3.5 Concrete	5.74	600	0	0
D/W/P: Asphalt Paving	2.71	2400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 5220 SF Floor Area = 5694 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	2,536		
1.25 Story	Block	Crawl Space	1,287		
1 Story	Block	Crawl Space	1,397		
1 Story	Siding	Overhang	152		
Total:				626,253	438,474

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,250	875
3 Fixture Bath	1	3,937	2,756
2 Fixture Bath	1	2,634	1,844

Water/Sewer

1000 Gal Septic	1	4,122	2,885
Water Well, 100 Feet	1	5,066	3,546

Porches

CCP (1 Story)	177	4,006	2,804
WPP	106	2,541	1,779
WPP	152	3,295	2,306
WPP	483	6,863	4,804
WPP	43	1,638	1,147

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	983	30,935	21,654
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	483	16,712	11,698
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1368	42,381	29,667

Built-Ins

Appliance Allow.	1	2,413	1,689
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Fireplaces

Interior 1 Story	1	4,656	3,259
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Interior 2 Story	1	5,799	4,059
Prefab 1 Story	1	2,261	1,583
Carports			
Aluminum	766	9,736	6,815
Aluminum	332	4,220	2,954
Totals:		780,718	546,598

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,038,536

2022 Est. T.C.V. 006-610-036-00	=	1,724,958			
Est. TCV/Total Floor Area = 302.94, Most recent sale 08/14/2019 for 1,050,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
816,700	816,700	816,700	577,958	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	45,800	0	0	19,072	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
862,500	862,500	862,500	597,030	597,030	0

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45-006-610-038-00	2022 Est. T.C.V.	7735 DAY FOREST LLC
Property Class: 408		7735 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	350.00	1.0000	0.9785	6400	100		626,236
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	626,236

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	110	0	0
D/W/P: Flagstone/Sand	22.61	120	0	0
D/W/P: Asphalt Paving	3.12	3350	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				7,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 2857 SF Floor Area = 4164 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,024		
1.5 Story	Siding	Crawl Space	833		
1 Story	Siding	Overhang	384		
		Total:		489,421	367,063

Other Additions/Adjustments

Exterior					
Stone Veneer		736	29,698		22,273

Plumbing					
Average Fixture(s)		1	1,880		1,410
3 Fixture Bath		2	11,822		8,866
2 Fixture Bath		1	3,960		2,970

Water/Sewer					
2000 Gal Septic		1	9,576		7,182
Water Well, 100 Feet		1	5,403		4,052

Porches					
WCP (1 Story)		88	4,938		3,703
CCP (1 Story)		99	3,084		2,313
WCP (1 Story)		28	2,168		1,626

Deck					
Treated Wood		192	3,711		2,783
Treated Wood		1027	12,232		9,174

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	1224	19,033	14,275
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	3	1,773	1,330
Base Cost	1517	71,784	53,838

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 1 Story	1	7,378	5,533
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals:	681,603	511,947
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 972,699

2022 Est. T.C.V. 006-610-038-00 = 1,605,935

Est. TCV/Total Floor Area = 385.67, Most recent sale 08/29/2005 for 1,293,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
741,200	741,200	741,200	593,150	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,900	58,900	0	2,900	19,573	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
803,000	803,000	803,000	615,623	615,623	0	

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45-006-610-039-00	2022 Est. T.C.V.	MANDERS MARK D & KAREN K
Property Class: 408		7777 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	110.00	340.00	0.9672	0.9757	6400	100		664,330
110 Actual Front Feet, 0.86 Total Acres								664,330
Total Est. Land Value =								664,330

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	378	0	0
D/W/P: Asphalt Paving	2.68	1400	0	0
D/W/P: Asphalt Paving	2.68	1850	0	0
D/W/P: Asphalt Paving	2.68	1016	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Electric Baseboard

Ground Area = 1819 SF Floor Area = 1819 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,819		
Total:				194,552	116,731

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
Separate Shower	1	1,176	706

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	26	757	454
WPP	348	5,070	3,042
WPP	145	3,261	1,957

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	311	15,419	9,251
Storage Over Garage	113	1,344	806
Door Opener	1	473	284

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	258	11,349	6,809
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
Prefab 1 Story	1	2,242	1,345

Carports

Comp.Shingle	367	5,204	3,122
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Totals: 263,880 158,326

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 300,819

2022 Est. T.C.V. 006-610-039-00 = 970,149

Est. TCV/Total Floor Area = 533.34, Most recent sale 01/05/2017 for 765,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
423,500	423,500	423,500	400,582	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	61,600	0	0	13,219	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
485,100	485,100	485,100	413,801	413,801	0	

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45-006-610-040-00	2022 Est. T.C.V.	GOODNEY DONALD B & LINDA L
Property Class: 408		7791 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	340.00	1.0000	0.9757	6400	100		624,423
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	624,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Electric Baseboard
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	80,277	53,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	856		

Water/Sewer					
1000 Gal Septic	1	4,209	2,820		
Water Well, 100 Feet	1	5,025	3,367		

Porches					
CCP (1 Story)	160	3,738	2,504		
WPP	304	4,435	2,971		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	616	20,211	13,541		

Built-Ins

Appliance Allow.	1	2,394	1,604		
Totals:		121,566	81,448		

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 154,751

2022 Est. T.C.V. 006-610-040-00 = 784,174

Est. TCV/Total Floor Area = 1166.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
337,000	337,000	337,000	182,686	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	55,100	0	6,028	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
392,100	392,100	392,100	188,714	188,714	0	

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45-006-610-041-00	2022 Est. T.C.V.	GORIS GREGORY TRUST 50% &
Property Class: 408		7805 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	347.00	1.0000	0.9777	6400	100		625,697
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			625,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	303	0	0
D/W/P: Asphalt Paving	2.68	2000	0	0
Wood Frame	21.48	196	50	2,105

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,605

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = 2058 SF Floor Area = 2658 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,058		
1 Story	Siding	Overhang	600		
		Total:		261,630	156,979

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	2	8,039	4,823
2 Fixture Bath	1	2,690	1,614

Water/Sewer

2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	392	17,969	10,781
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	1	473	284

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	791	32,407	19,444
Storage Over Garage	200	2,378	1,427
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 346,834 208,100

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 395,390

2022 Est. T.C.V. 006-610-041-00 = 1,025,692

Est. TCV/Total Floor Area = 385.89

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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447,700	447,700	447,700	401,872	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	65,100	0	0	13,261	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	512,800	512,800	512,800	415,133	415,133	415,133

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Valuation Report

DB: 2022Ga

45-006-610-042-00	2022 Est. T.C.V.	GOTTWALD JOHN J & CAROL M
Property Class: 408		7819 W DAY FOREST RD
Map #: 67	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 6400	100.00	358.00	1.0000	0.9807	6400	100		627,653
100 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 627,653

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 3646 SF Floor Area = 6285 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	3,388		
1.5 Story	Siding	Basement	258		
1 Story	Siding	Overhang	816		
			Total:	699,903	678,906

Other Additions/Adjustments

Exterior					
Stone Veneer		1000	40,350	39,139	

Plumbing					
Average Fixture(s)		1	1,880	1,824	
3 Fixture Bath		4	23,644	22,935	
2 Fixture Bath		1	3,960	3,841	

Water/Sewer					
2000 Gal Septic		1	9,576	9,289	
Water Well, 100 Feet		1	5,403	5,241	

Porches					
CCP (1 Story)		520	14,430	13,997	
CCP (1 Story)		320	8,912	8,645	
CGEP (1 Story)		291	18,426	17,873	
CPP		741	11,367	11,026	

Balcony					
Wood Balcony		320	13,773	13,360	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,697	-2,616	
Door Opener	3	1,773	1,720	
Base Cost	1261	59,671	57,881	

Built-Ins					
Appliance Allow.	1	3,439	3,336		

Fireplaces					
Interior 2 Story	1	7,349	7,129		
2nd on Same Stack	1	4,677	4,537		
Exterior 2 Story	1	8,947	8,679		

Local Cost Items					
GENERATOR	1	3,000	3,000	*100% Good	

Totals: 937,783 909,742

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,728,510

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2022 Est. T.C.V. 006-610-042-00	=	2,356,163				
Est. TCV/Total Floor Area = 374.89, Most recent sale 05/20/2016 for 630,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,074,800	1,074,800	1,074,800	989,146	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	103,300	0	0	32,641	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,178,100	1,178,100	1,178,100	1,021,787	1,021,787	1,021,787	

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45-006-610-043-00	2022 Est. T.C.V.	BURROWS BRENDAN J
Property Class: 408		7833 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

		* Factors *		LOT 43 & 44				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	378.00	0.7846	0.9861	6400	100		495,131
GROUP A 6400	100.00	363.00	0.7846	0.9821	6400	100		493,130
200 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								988,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1717 SF Floor Area = 1717 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,717		
Total:				179,922	107,953

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	832	18,803	11,282
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Carports

Comp.Shingle	156	2,212	1,327
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 226,970 137,381

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 261,024

2022 Est. T.C.V. 006-610-043-00 = 1,254,284

Est. TCV/Total Floor Area = 730.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
566,500	566,500	566,500	267,077	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	57,800	0	2,800	8,813	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
627,100	627,100	627,100	278,690	278,690	278,690

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45-006-610-045-00	2022 Est. T.C.V.	WARBURTON HARVEY R & MARILYN E &
Property Class: 408		7871 W DAY FOREST RD
Map #: 67	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 6400	100.00	392.00	1.0000	0.9896	6400 100	633,373
100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =						633,373

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool
Ground Area = 2753 SF Floor Area = 2753 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,753		
Total:				367,586	238,931

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,021
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Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684
Separate Shower	1	2,394	1,556

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Deck

Treated Wood	116	2,634	1,712
Pine w/Roof (Deck Portion)	25	865	562
Pine w/Roof (Roof portion)	25	622	404
Treated Wood	435	6,321	4,109
Treated Wood	173	3,450	2,242

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	36,664	23,832
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	1	591	384
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	780	32,097	20,863

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Prefab 1 Story	1	3,172	2,062
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Local Cost Items

GENERATOR	1	3,000	1,950
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Totals: 487,229 316,698

Notes:

Parcel Number: 45-006-610-045-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 601,726

2022 Est. T.C.V. 006-610-045-00 = 1,240,099

Est. TCV/Total Floor Area = 450.45

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
567,300	567,300	567,300	257,961	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,700	0	0	8,512	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
620,000	620,000	620,000	266,473	266,473	266,473	

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45-006-610-046-00	2022 Est. T.C.V.	PLAGENS DOUGLAS G & CHARLENE L
Property Class: 408		7901 W DAY FOREST RD
Map #: 67	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 6400	100.00	397.00	1.0000	0.9909	6400	100	634,176
100 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =		634,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 2746 SF Floor Area = 2746 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,170		
1 Story	Siding	Slab	576		
Total:				363,814	309,242

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Deck

Treated Wood	696	8,603	7,313
Treated Wood	1817	21,640	18,394

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 426,945 363,353

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 690,371

2022 Est. T.C.V. 006-610-046-00 = 1,329,547

Est. TCV/Total Floor Area = 484.18, Most recent sale 10/08/2020 for 1,620,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
587,200	587,200	587,200	587,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	77,600	0	0	19,377	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
664,800	664,800	664,800	606,577	606,577	0	

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45-006-610-047-00	2022 Est. T.C.V.	HAMILTON JEFF & DIANE TRUST
Property Class: 408		7923 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	180	0	0
Wood Frame	32.90	47	50	773

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				12,773

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B -5 Blt 2010

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 2599 SF Floor Area = 3982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,599		
1 Story	Siding	Overhang	84		
Total:				560,563	493,278

Other Additions/Adjustments

Exterior					
Stone Veneer		64	2,864	2,520	

Plumbing					
Average Fixture(s)		1	2,867	2,523	
3 Fixture Bath		2	18,088	15,917	
2 Fixture Bath		1	6,029	5,306	
Separate Shower		1	2,749	2,419	

Water/Sewer					
2000 Gal Septic		1	10,315	9,077	
Water Well, 100 Feet		1	5,664	4,984	

Porches					
WCP (1 Story)		110	6,351	5,589	
WCP (1 Story)		25	2,115	1,861	
WPP		1385	27,908	24,559	

Deck					
Treated Wood		310	5,279	4,646	

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	538	10,082	8,872	
Door Opener	2	1,324	1,165	
Base Cost	1076	50,195	44,172	

Built-Ins

Appliance Allow.	1	5,926	5,215	
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Fireplaces

Interior 2 Story	1	8,308	7,311	
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Local Cost Items

GENERATOR

1

3,000

2,910

*97% Good

Totals:

729,627

642,324

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,220,416

2022 Est. T.C.V. 006-610-047-00

= 1,867,843

Est. TCV/Total Floor Area = 469.07

2021 Assessed	MBOR	S.E.V.
847,200	847,200	847,200

Base for Cap	C.P.I.
670,493	3.30

2022 New Eq. Adjustment	Loss
0	86,700
	0

Additions	Tax Adjustment	Losses
0	22,126	0

2022 Assessed	MBOR	S.E.V.
933,900	933,900	933,900

Capped	->Taxable<-	PRE/MBT
692,619	692,619	692,619

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45-006-610-048-00	2022 Est. T.C.V.	DRUMM CHARLES A
Property Class: 408		7933 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	399.00	1.0000	0.9914	6400	100		634,495
100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			634,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1955

(11) Heating System: Forced Heat & Cool
Ground Area = 2279 SF Floor Area = 2279 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,279		
Total:				269,763	202,323

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	108	4,382	3,286
WCP (1 Story)	12	783	587

Deck

Treated Wood	383	5,488	4,116
Treated Wood	121	2,565	1,924

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,682	17,011
Door Opener	1	473	355

Fireplaces

Interior 1 Story	1	4,619	3,464
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Totals: 325,286 243,965

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 463,534

2022 Est. T.C.V. 006-610-048-00 = 1,104,147

Est. TCV/Total Floor Area = 484.49

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
483,500	483,500	483,500	315,317	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,600	0	10,405	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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552,100	552,100	552,100	325,722	325,722	325,722
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45-006-610-049-00	2022 Est. T.C.V.	STENBACK GEORGE O
Property Class: 408		7949 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1976

(11) Heating System: Electric Baseboard
Ground Area = 1704 SF Floor Area = 2136 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	840		
		Total:		223,058	144,967

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	140	2,838	1,845
Treated Wood	228	3,910	2,541

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,462	13,950
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
Prefab 1 Story	1	2,242	1,457

Totals: 275,999 179,377

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 340,816

2022 Est. T.C.V. 006-610-049-00 = 981,588

Est. TCV/Total Floor Area = 459.54

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
427,200	427,200	427,200	234,572	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	63,600	0	0	7,740	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
490,800	490,800	490,800	242,312	242,312	242,312

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45-006-610-050-00	2022 Est. T.C.V.	DUFF MARK ANDREW & KRISTIN MURPHY
Property Class: 408		7971 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	407.00	1.0000	0.9934	6400	100		635,756
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								635,756

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.13	48	50	699
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,199

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				81,085	44,596

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches

CGEP (1 Story)	196	9,398	5,169
WPP	96	2,205	1,213

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	9,650	5,307
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Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 1 Story	1	4,067	2,237
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 124,299 69,713

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 132,455

2022 Est. T.C.V. 006-610-050-00 = 771,410

Est. TCV/Total Floor Area = 1004.44, Most recent sale 02/06/2015 for 625,796

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
330,800	330,800	330,800	315,847	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,900	0	10,422	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
385,700	385,700	385,700	326,269	326,269	0

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Valuation Report

DB: 2022Ga

45-006-610-051-00	2022 Est. T.C.V.	NOEL RICHARD & NICOLA FAMILY TRUST
Property Class: 408		7989 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres								634,654
Total Est. Land Value =								634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 2161 SF Floor Area = 2161 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,161		
Total:				296,102	236,881

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WPP	504	9,405	7,524
WCP (1 Story)	100	5,252	4,202

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	545	29,343	23,474
Common Wall: 1 Wall	1	-2,294	-1,835
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals: 372,853 298,792

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 567,705

2022 Est. T.C.V. 006-610-051-00 = 1,209,859
Est. TCV/Total Floor Area = 559.86, Most recent sale 03/29/2012 for 937,500
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	532,300	532,300	532,300	474,183	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	72,600	0	0	15,648	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	604,900	604,900	604,900	489,831	489,831	0

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Valuation Report

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45-006-610-052-00	2022 Est. T.C.V.	FISHMAN KENNETH A & KRISTINE B
Property Class: 408		8031 W DAY FOREST RD
Map #: 66 & 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	427.00	1.0000	0.9981	6400	100		638,813
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								638,813

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3308 SF Floor Area = 4135 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	3,308		
Total:				535,129	508,372

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	3	17,733	16,846
2 Fixture Bath	1	3,960	3,762
Separate Shower	1	2,394	2,274

Water/Sewer

2000 Gal Septic	1	9,576	9,097
Water Well, 100 Feet	1	5,403	5,133

Porches

CPP	137	2,888	2,744
CCP (1 Story)	227	6,594	6,264
CCP (1 Story)	243	6,996	6,646

Deck

Treated Wood	408	6,059	5,756
Treated Wood	1110	13,220	12,559

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,182	1,123
Base Cost	1110	52,525	49,899

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Exterior 1 Story	1	7,378	7,009
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Local Cost Items

GENERATOR	1	3,000	2,850
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Totals: 679,356 645,387

Notes:

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,226,235

2022 Est. T.C.V. 006-610-052-00 = 1,867,548

Est. TCV/Total Floor Area = 451.64, Most recent sale 09/14/2007 for 900,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
851,600	851,600	851,600	700,648	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	82,200	0	0	23,121	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
933,800	933,800	933,800	723,769	723,769	0	

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45-006-610-053-00	2022 Est. T.C.V.	QUARDERER GEORGE J & CAROL TR
Property Class: 408		8055 W DAY FOREST RD
Map #: 66	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 6400	200.00	432.00	0.7846	0.9993	6400	100	1,003,573
200 Actual Front Feet, 1.98 Total Acres					Total Est.	Land Value =	1,003,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2000	0	0
D/W/P: Crushed Rock	2.15	2220	0	0
D/W/P: Flagstone/Sand	22.61	88	0	0
Wood Frame	27.04	223	50	3,015

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				10,515

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1572 SF Floor Area = 2854 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,282		
1 Story	Siding	Crawl Space	290		
Total:				341,340	221,869

Other Additions/Adjustments

Exterior			
Stone Veneer	360	14,526	9,442

Plumbing			
Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
Separate Shower	1	2,394	1,556

Water/Sewer			
1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches			
CPP	265	4,820	3,133
WCP (1 Story)	198	8,965	5,827
WPP	705	12,486	8,116

Garages

Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)

Base Cost	827	33,080	21,502
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
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Deck

Treated Wood	800	9,528	6,193
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Local Cost Items

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GENERATOR	1	3,000	2,850	*95% Good
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Totals:	459,471	299,553
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 569,151

2022 Est. T.C.V. 006-610-053-00 = 1,583,239

Est. TCV/Total Floor Area = 554.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
720,400	720,400	720,400	460,001	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	71,200	0	0	15,180	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
791,600	791,600	791,600	475,181	475,181	475,181	

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Valuation Report

DB: 2022Ga

45-006-610-055-00	2022 Est. T.C.V.	VINYARD JOELLEN TRUST
Property Class: 408		8073 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	431.00	1.0000	0.9991	6400	100		639,409
100 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								639,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	226	50	2,384

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,884

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1963

(11) Heating System: Electric Baseboard
Ground Area = 1196 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,196		
Total:				134,780	87,608

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	219	4,100	2,665
CCP (1 Story)	124	2,965	1,927
WCP (1 Story)	26	1,735	1,128

Deck

Treated Wood	114	2,451	1,593
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	317	15,622	10,154
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 184,059 119,638

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 227,313

2022 Est. T.C.V. 006-610-055-00 = 871,606

Est. TCV/Total Floor Area = 728.77, Most recent sale 12/14/2012 for 715,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
376,400	376,400	376,400	345,348	3.30

Parcel Number: 45-006-610-055-00

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		59,400	0	0	11,396	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	435,800		435,800	435,800	356,744	356,744	0

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Valuation Report

DB: 2022Ga

45-006-610-056-00	2022 Est. T.C.V.	STONER JOHN R &
Property Class: 408		8091 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	428.00	1.0000	0.9984	6400	100		638,963
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								638,963

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	252	0	0
D/W/P: 3.5 Concrete	5.70	108	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1967

(11) Heating System: Electric Baseboard

Ground Area = 1384 SF Floor Area = 2076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,384		
Total:				220,056	132,048

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	56	1,443	866
WPP	242	4,247	2,548

Balcony

Wood Balcony	12	423	254
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 2 Story	1	5,751	3,451
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Local Cost Items

GENERATOR	1	3,000	2,910	*97% Good
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Totals: 251,845 152,231

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 289,239

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Parcel Number: 45-006-610-056-00

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1232		
Total:				92,646	55,588

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Porches

WPP	104	2,555	1,533
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	3	1,419	851
Basement Garage: 3 Car	1	4,251	2,551
Base Cost	1232	37,859	22,715

Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals: 145,091 87,054

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 165,403

2022 Est. T.C.V. 006-610-056-00 = 1,098,605

Est. TCV/Total Floor Area = 332.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
481,000	481,000	481,000	450,193	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,300	0	0	14,856	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
549,300	549,300	549,300	465,049	465,049	0	

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Valuation Report

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45-006-610-057-00	2022 Est. T.C.V.	DEPUY JOHN R & PAMELA H TRUSTEES OF
Property Class: 408		8107 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	425.00	1.0000	0.9977	6400	100		638,513
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								638,513

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,696		
Total:				183,990	119,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	112	4,516	2,935
CCP (2 Story)	64	1,990	1,294

Deck

Treated Wood	448	6,075	3,949
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	960	34,752	22,589
Door Opener	3	1,419	922

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 254,286 165,285

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 314,042

2022 Est. T.C.V. 006-610-057-00 = 958,673

Est. TCV/Total Floor Area = 565.26

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
427,600	427,600	427,600	234,938	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 45-006-610-057-00

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0	51,700	0	0	7,752	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
479,300	479,300	479,300	242,690	242,690	242,690

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Valuation Report

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45-006-610-058-00	2022 Est. T.C.V.	EMMONS JOHN & JENNIFER
Property Class: 408		8129 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	419.00	1.0000	0.9963	6400	100		637,606
100 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								637,606

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	320	50	5,942
D/W/P: 3.5 Concrete	5.70	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,942

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Forced Hot Water

Ground Area = 1929 SF Floor Area = 1929 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,641		
1 Story	Siding	Basement	288		
Total:				220,547	121,302

Other Additions/Adjustments

Recreation Room	288	4,818	482
Exterior			
Brick Veneer	564	8,387	4,613
Basement, Outside Entrance, Below Grade	1	2,215	1,218

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WPP	292	4,380	2,409
WGEP (1 Story)	51	5,284	2,906

Deck

Treated Wood	41	1,400	770
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	585	19,486	10,717
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Totals: 288,061 156,266

Notes:

Parcel Number: 45-006-610-058-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 296,905

2022 Est. T.C.V. 006-610-058-00	=	945,453				
Est. TCV/Total Floor Area = 490.13, Most recent sale 11/15/2016 for 730,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
410,500	410,500	410,500	377,728	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	62,200	0	0	12,465	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
472,700	472,700	472,700	390,193	390,193		0

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Valuation Report

DB: 2022Ga

45-006-610-059-00	2022 Est. T.C.V.	SPITZNER LANCE & ANNA
Property Class: 408		8151 W DAY FOREST RD
Map #: 66	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 6400	100.00	415.00	1.0000	0.9953	6400 100	636,995
100 Actual Front Feet, 0.95 Total Acres					Total Est. Land Value =	636,995

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 1600 SF Floor Area = 2045 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,600		
1 Story	Siding	Overhang	45		
Total:				233,159	165,524

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	907
3 Fixture Bath	1	4,020	2,854

Water/Sewer

1000 Gal Septic	1	4,209	2,988
Water Well, 100 Feet	1	5,025	3,568

Porches

WPP	296	4,378	3,108
WCP (1 Story)	42	2,423	1,720

Deck

Treated Wood	160	3,094	2,197
Treated Wood	50	1,517	1,077

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	792	26,746	18,990
Common Wall: 1 Wall	1	-2,324	-1,650
Door Opener	1	473	336
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	640	23,110	16,408
Door Opener	1	473	336
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	240	14,402	10,225
Common Wall: 1 Wall	1	-2,324	-1,650

Built-Ins

Appliance Allow.	1	2,394	1,700
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Fireplaces

Prefab 2 Story	1	2,742	1,947
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Totals: 324,794 230,585

Notes:

Parcel Number: 45-006-610-059-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 438,112

2022 Est. T.C.V. 006-610-059-00 = 1,080,107

Est. TCV/Total Floor Area = 528.17, Most recent sale 10/23/2014 for 740,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
472,300	472,300	472,300	433,714	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,800	0	0	14,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
540,100	540,100	540,100	448,026	448,026	0	

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Valuation Report

DB: 2022Ga

45-006-610-060-00	2022 Est. T.C.V.	DAVIS SAMMIE L
Property Class: 408		8165 W DAY FOREST RD
Map #: 66	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 6400	100.00	411.00	1.0000	0.9943	6400	100	636,378
100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =		636,378

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1954

(11) Heating System: Electric Baseboard
Ground Area = 1930 SF Floor Area = 1930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,546		
1 Story	Siding	Slab	384		
Total:				193,271	106,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WCP (1 Story)	87	3,848	2,116
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Deck

Treated Wood	141	2,850	1,567
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,682	12,475
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals: 245,684 135,121

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 256,730

2022 Est. T.C.V. 006-610-060-00 = 898,108

Est. TCV/Total Floor Area = 465.34, Most recent sale 12/22/2017 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
388,900	388,900	388,900	363,761	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	60,200	0	0	12,004	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
449,100	449,100	449,100	375,765	375,765	0

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Valuation Report

DB: 2022Ga

45-006-610-061-00	2022 Est. T.C.V.	CIOCI MARGARET A & JOSEPH P
Property Class: 408		8179 W DAY FOREST RD
Map #: 66	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
GROUP A 6400	100.00	406.00	1.0000	0.9931	6400	100	
100 Actual Front Feet, 0.93 Total Acres					Total Est. Land Value =		635,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	48	50	170
Total Estimated Land Improvements True Cash Value =				170

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1962 SF Floor Area = 2943 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,962		
Total:				308,817	293,389

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	2	8,039	7,637

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 100 Feet	1	5,025	4,774

Porches

WPP	469	6,810	6,469
WCP (1 Story)	191	6,742	6,405
WCP (1 Story)	27	1,787	1,698
WCP (1 Story)	61	3,082	2,928

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	628	22,790	21,650
Door Opener	1	473	449

Fireplaces

Prefab 2 Story	1	2,742	2,605
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Totals: 375,948 357,163

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 678,610

2022 Est. T.C.V. 006-610-061-00 = 1,314,380

Est. TCV/Total Floor Area = 446.61

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
589,600	589,600	589,600	388,981	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,600	0	0	12,836	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
657,200	657,200	657,200	401,817	401,817	0	

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Valuation Report

DB: 2022Ga

45-006-610-062-00	2022 Est. T.C.V.	MATHIESEN JEAN M TRUST
Property Class: 408		8195 W DAY FOREST RD
Map #: 66	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 6400	100.00	403.00	1.0000	0.9924	6400	100		635,128
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								635,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Electric Baseboard
Ground Area = 1634 SF Floor Area = 1634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,634		
Total:				177,219	97,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211
2 Fixture Bath	1	2,690	1,479

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CCP (1 Story)	120	2,876	1,582
WPP	128	2,989	1,644

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	294	12,324	6,778
Common Wall: 1.5 Wall	1	-2,877	-1,582

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Totals: 216,765 119,221

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 226,519

2022 Est. T.C.V. 006-610-062-00 = 866,647

Est. TCV/Total Floor Area = 530.38, Most recent sale 08/14/2002 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
374,400	374,400	374,400	343,774	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	58,900	0	0	11,344	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
433,300	433,300	433,300	355,118	355,118	0

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45-006-610-063-00	2022 Est. T.C.V.	MATHIESEN JEAN M TRUST
Property Class: 409		W DAY FOREST RD
Map #: 66	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
GROUP A 6400	100.00	402.00	1.0000	0.9921	6400	100	
100 Actual Front Feet,	0.92	Total Acres			Total Est. Land Value =		

2022 Est. T.C.V. 006-610-063-00	=	634,971
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Est. TCV/Total Floor Area = 388.60

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
267,900	267,900	267,900	143,629	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	49,600	0	4,739	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,500	317,500	317,500	148,368	148,368	0	

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45-006-610-064-00	2022 Est. T.C.V.	BOLES JANICE A
Property Class: 408		8203 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	400.00	1.0000	0.9916	6400	100		634,654
100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			634,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	600	50	11,142
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				16,142

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2096 SF Floor Area = 2916 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,276		
2 Story	Siding	Slab	820		
		Total:		298,920	179,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	139	3,292	1,975
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Balcony

Wood Balcony	192	6,768	4,061
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	390	16,528	9,917
Common Wall: 1 Wall	1	-2,324	-1,394
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Totals: 345,674 207,412

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 394,083

2022 Est. T.C.V. 006-610-064-00 = 1,044,879

Est. TCV/Total Floor Area = 358.33, Most recent sale 10/31/2019 for 910,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
456,200	456,200	456,200	447,275	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	66,200	0	0	14,760	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	522,400	522,400	522,400	462,035	462,035	0

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45-006-610-065-00	2022 Est. T.C.V.	RICKETTS ROBERT A & PAULA A
Property Class: 408		8205 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	395.00	1.0000	0.9904	6400	100		633,856
100 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	633,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2400	0	0
D/W/P: Patio Blocks	13.51	125	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 2002 SF Floor Area = 3405 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,002		
1 Story	Siding	Overhang	402		
		Total:		355,480	344,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,239
3 Fixture Bath	5	20,098	19,495
2 Fixture Bath	5	13,448	13,045

Water/Sewer

2000 Gal Septic	1	8,364	8,113
Water Well, 100 Feet	1	5,025	4,874

Porches

WPP	318	4,636	4,497
WCP (1 Story)	150	5,685	5,514

Deck

Treated Wood	300	4,668	4,528
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	25,088	24,335
Common Wall: 1 Wall	1	-2,324	-2,254
Door Opener	2	946	918

Built-Ins

Appliance Allow.	1	2,394	2,322
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Fireplaces

Prefab 2 Story	1	2,742	2,660
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 450,527 437,098

Notes:

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 830,486

2022 Est. T.C.V. 006-610-065-00 = 1,469,342

Est. TCV/Total Floor Area = 431.52

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
659,100	659,100	659,100	524,581	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	75,600	0	0	17,311	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
734,700	734,700	734,700	541,892	541,892	541,892	

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45-006-610-066-00	2022 Est. T.C.V.	YOAKAM JUANITA J TRUST
Property Class: 408		8209 W DAY FOREST RD
Map #: 66	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 6400	100.00	395.00	1.0000	0.9904	6400	100		633,856
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								633,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1237 SF Floor Area = 1237 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,237		
Total:				148,011	96,207

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	322	4,898	3,184
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 624 20,399 17,747 *87% Good

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Porches

CPP	12	290	188
CPP	12	290	188

Totals: 196,608 132,281

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 251,334

2022 Est. T.C.V. 006-610-066-00 = 890,190

Est. TCV/Total Floor Area = 719.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
385,300	385,300	385,300	214,075	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,800	0	7,064	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
445,100	445,100	445,100	221,139	221,139	0

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45-006-610-067-00	2022 Est. T.C.V.	CUTLER JEFFREY G & TAMARA H TRUST
Property Class: 408		8213 W DAY FOREST RD
Map #: 66	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 6400	100.00	398.00	1.0000	0.9911	6400	100		634,336
100 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 634,336

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1960

(11) Heating System: Electric Baseboard
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	153,921	92,370

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	192	6,766	4,060
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	720	16,978	10,187
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Deck

Treated Wood	12	474	284
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Totals: 195,332 117,216

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 222,710

2022 Est. T.C.V. 006-610-067-00 = 857,046

Est. TCV/Total Floor Area = 686.74, Most recent sale 11/18/1996 for 455,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
369,800	369,800	369,800	282,342	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	58,700		0	0	9,317	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
428,500	428,500	428,500	291,659	291,659	0	

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45-006-610-068-00	2022 Est. T.C.V.	CHORMANN RICHARD F & CAROLYN A
Property Class: 409		W DAY FOREST RD
Map #: 66	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
GROUP A 6400	100.00	409.00	1.0000	0.9939	6400	100	
100 Actual Front Feet,	0.94	Total Acres			Total Est. Land Value =		
							Value
							636,068
							636,068

2022 Est. T.C.V. 006-610-068-00	=	636,068
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Est. TCV/Total Floor Area = 509.67

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
268,300	268,300	268,300	256,918	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,700	0	0	8,478	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
318,000	318,000	318,000	265,396	265,396	0

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45-006-610-069-00	2022 Est. T.C.V.	WALDECK MARK D & FRITZ DELAINE A
Property Class: 408		8229 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	300.00	440.00	0.6808	1.0011	6400	100		1,308,595
300 Actual Front Feet, 3.03 Total Acres					Total Est. Land Value =			1,308,595

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 3054 SF Floor Area = 4965 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	3,054		
1 Story	Siding	Overhang	384		
Total:				608,073	601,992

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	2	11,822	11,704
2 Fixture Bath	1	3,960	3,920

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 100 Feet	1	5,403	5,349

Porches

WCP (1 Story)	514	19,301	19,108
WCP (1 Story)	252	10,403	10,299
CPP	1498	22,979	22,749

Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Exterior 1 Story	1	7,378	7,304
Exterior 2 Story	2	17,893	17,714

Totals: 722,107 714,885

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 1,358,282
80% Completed => Est. True Cash Value 2022 = 1,086,625

2022 Est. T.C.V. 006-610-069-00 = 2,405,220

Est. TCV/Total Floor Area = 484.44, Most recent sale 05/10/2019 for 1,700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
797,500	797,500	797,500	797,500	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
351,300	53,800	0	351,300	26,317	
0					
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,202,600	1,202,600	1,202,600	1,175,117	1,175,117	0

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Valuation Report

DB: 2022Ga

45-006-610-072-00	2022 Est. T.C.V.	LOTT KAREN S TRUST
Property Class: 408		8241 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	443.00	1.0000	1.0018	6400	100		641,167
100 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								641,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	224	50	4,609
D/W/P: 4in Ren. Conc.	8.88	1306	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,609

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 1797 SF Floor Area = 3218 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,797		
1 Story	Siding	Overhang	146		
1 Story	Siding	Overhang	377		
Total:				401,270	381,206

Other Additions/Adjustments

Recreation Room	899	21,252	20,189
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	3	17,733	16,846
Separate Shower	1	2,394	2,274

Water/Sewer

2000 Gal Septic	1	9,576	9,097
Water Well, 100 Feet	1	5,403	5,133

Porches

WPP	45	2,080	1,976
WPP	47	2,140	2,033
WSEP (1 Story)	293	15,157	14,399
WPP	124	3,649	3,467
WPP	19	979	930

Deck

Treated Wood	522	7,125	6,769
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	754	39,728	37,742
Common Wall: 1 Wall	1	-2,697	-2,562
Door Opener	2	1,182	1,123

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Interior 1 Story	1	5,984	5,685
Raised Hearth	1	593	563

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Valuation Report

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Local Cost Items

GENERATOR

1

3,000

2,910

*97% Good

Totals:

541,867

514,833

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV:

978,183

2022 Est. T.C.V. 006-610-072-00

= 1,628,959

Est. TCV/Total Floor Area = 506.20, Most recent sale 08/20/1999 for 400,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

724,300 724,300 724,300 597,798 3.30

2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 90,200 0 0 19,727 0

2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

814,500 814,500 814,500 617,525 617,525 0

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Valuation Report

DB: 2022Ga

45-006-610-073-00	2022 Est. T.C.V.	HALE DONALD N & HALE DAVIS C J/T
Property Class: 408		8245 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	438.00	0.9523	1.0007	6400	100		609,866
GROUP A 6400	15.00	438.00	0.9523	1.0007	6400	50	SURPLUS: ZONING 100'	45,740
115 Actual Front Feet, 1.16 Total Acres								655,606
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1788 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,788		
Total:				183,013	109,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	92	2,121	1,273
Treated Wood	220	3,819	2,291

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	21,639	12,983
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
Exterior 1 Story	1	5,635	3,381

Totals: 237,387 142,423

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 270,604

2022 Est. T.C.V. 006-610-073-00 = 931,210

Est. TCV/Total Floor Area = 520.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
407,200	407,200	407,200	247,326	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	58,400	0	8,161	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-610-073-00			Page: 2		
465,600	465,600	465,600	255,487	255,487	0

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Valuation Report

DB: 2022Ga

45-006-610-074-00	2022 Est. T.C.V.	CLARK STEPHANIE S
Property Class: 408		8253 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	100.00	372.00	0.8428	0.9845	6400	100		531,031
GROUP A 6400	63.00	372.00	0.8428	0.9845	6400	50	SURPLUS: ZONING 100'	167,275
163 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								698,305

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	41.15	560	50	11,522
D/W/P: Asphalt Paving	3.12	5500	0	0
D/W/P: 4in Ren. Conc.	8.88	860	0	0
Wood Frame	36.74	75	50	1,378

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	3	100	30,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				44,900

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1985

(11) Heating System: Heat Pump
Ground Area = 1896 SF Floor Area = 2014 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,896		
0.5 Story	Siding	Overhang	47		
1 Story	Siding	Overhang	28		
1 Story	Siding	Overhang	40		
1 Story	Siding	Overhang	26		
Total:				312,176	234,130

Other Additions/Adjustments

Recreation Room	1896	44,821	22,410
Basement, Outside Entrance, Below Grade	1	3,109	2,332

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CCP (1 Story)	128	3,924	2,943
WPP	489	9,130	6,847
WPP	102	3,137	2,353

Deck

Treated Wood	427	6,243	4,682
Treated Wood	84	2,137	1,603

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Two Sided	1	8,482	6,361
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Totals: 420,580 304,226

Notes: RES

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 578,029

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	911		
			Total:	82,564	49,538

Other Additions/Adjustments

Porches

CCP (1 Story)	49	1,621	973
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Deck			
Treated Wood	158	3,252	1,951

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 911 38,481 23,089
Door Opener 3 1,773 1,064

Built-Ins

Appliance Allow.	1	3,439	2,063
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Totals: 131,130 78,678

Notes: GARAGE W/ LIVING OVER

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 149,488

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 381 SF Floor Area = 381 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	381		
			Total:	51,122	30,673

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
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Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 50 Feet	1	2,527	1,516

Porches

WPP	556	10,364	6,218
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Deck			
Treated Wood	55	1,706	1,024

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Two Sided	1	8,482	5,089
Exterior 1 Story	1	7,378	4,427

Totals: 91,775 55,064

Notes: BEACH HOUSE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 104,622

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	80	35,366

ECF (4610 LITTLE GLEN AREA) 1.000 => TCV of Bldg: 1 = 35,366

Total Estimated True Cash Value of Commercial/Industrial Buildings = 35,366

2022 Est. T.C.V. 006-610-074-00 = 1,610,710

Est. TCV/Total Floor Area = 487.21

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
746,000	746,000	746,000	671,378	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,400	0	0	22,155	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
805,400	805,400	805,400	693,533	693,533	0	

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Valuation Report

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45-006-620-075-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W DAY FOREST RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		0.00	Total Acres		Total Est. Land Value =	0

2022 Est. T.C.V. 006-620-075-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-000-00	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		6305 S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	165.00	264.00	1.0000	1.0000	700	100		115,500
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								115,500

2022 Est. T.C.V. 006-630-000-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
090 EXEMPT PARK			1.06 Acres		5000 100	5,300
			1.06 Total Acres		Total Est. Land Value =	5,300

2022 Est. T.C.V. 006-630-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-002-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FOREST HVN 700	165.00	417.12	1.0000	1.0000	700	100	
4633 IN TO			2 SqFt	0.00000	100		
165 Actual Front Feet, 1.58 Total Acres							
Total Est. Land Value =							115,500

2022 Est. T.C.V. 006-630-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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Valuation Report

DB: 2022Ga

45-006-630-002-50	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
090 EXEMPT PARK			1.05 Acres		5000 100	
			1.05 Total Acres			
					Total Est. Land Value =	
						5,250

2022 Est. T.C.V. 006-630-002-50	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-003-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	829.00	316.74	1.0000	1.0000	700	100		580,300
829 Actual Front Feet, 6.03 Total Acres Total Est. Land Value =								580,300

2022 Est. T.C.V. 006-630-003-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-008-00	2022 Est. T.C.V.	VOLK JOHN F & KIM E
Property Class: 401		6006 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
FOREST HVN 700	158.80	298.95	1.0000	1.0000	700	100	111,160
159 Actual Front Feet, 1.09 Total Acres							111,160
Total Est. Land Value =							111,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	132	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1385 SF Floor Area = 2007 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	897		
Bi-Level	Siding	Basement	488		
1 Story	Siding	Overhang	134		
Total:				218,411	141,980

Other Additions/Adjustments

Exterior			
Brick Veneer	32	476	309

Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches			
CPP	114	1,963	1,276
Foundation: Basement	114	2,532	1,646
WPP	405	5,893	3,830
WCP (1 Story)	214	7,242	4,707

Deck			
Treated Wood	364	5,307	3,450
Treated Wood	48	1,497	973

Balcony			
Wood Balcony	48	1,692	1,100

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	760	28,994	18,846
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins			
Appliance Allow.	1	2,394	1,556

Fireplaces

Parcel Number: 45-006-630-008-00

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Exterior 1 Story	1	5,635	3,663
Totals:		299,139	194,452

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 320,846

2022 Est. T.C.V. 006-630-008-00 = 434,506

Est. TCV/Total Floor Area = 216.50, Most recent sale 11/20/2001 for 329,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
199,600	199,600	199,600	191,190	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	6,309	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,300	217,300	217,300	197,499	197,499	197,499

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FIRST CHURCH OF CHRIST SCIENTIST
S FOREST HAVEN DR
GLEN ARBOR, MI 49636

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Valuation Report

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45-006-630-010-01	2022 Est. T.C.V.	WELCHLI RUSSELL M & DOLORES S
Property Class: 401		5977 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	174.00	300.00	1.0000	1.0000	700	100		121,800
174 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								121,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.05	86	50	1,163
Total Estimated Land Improvements True Cash Value =				1,163

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1740 SF Floor Area = 2353 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	759		
1.5 Story	Siding	Crawl Space	467		
1 Story	Siding	Crawl Space	514		
Total:				266,030	212,833

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	435	6,321	5,057
WCP (1 Story)	85	3,800	3,040

Deck

Treated Wood	80	1,959	1,567
w/Roof (Roof portion)	202	2,939	2,351

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	583	26,043	20,834	
Common Wall: 1 Wall	1	-2,324	-1,859	
Door Opener	1	473	378	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	383	16,346	13,077	

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 1 Story	1	2,242	1,794
Prefab 2 Story	1	2,742	2,194

Totals: 343,496 274,806

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 453,430

2022 Est. T.C.V. 006-630-010-01 = 576,393

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Est. TCV/Total Floor Area = 244.96, Most recent sale 06/27/2012 for 375,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
263,300	263,300	263,300	244,913	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,900	0	0	8,082	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,200	288,200	288,200	252,995	252,995	0	

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45-006-630-011-10	2022 Est. T.C.V.	EGLOFF PETER
Property Class: 401		6007 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	150.00	610.00	1.0000	1.0000	700	100		105,000
150 Actual Front Feet, 2.10 Total Acres Total Est. Land Value =								105,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Electric Baseboard
Ground Area = 1684 SF Floor Area = 1684 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,684		
Total:				181,933	127,353

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck			
Treated Wood	190	3,462	2,423

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,244	14,171
Common Wall: 1 Wall	1	-2,324	-1,627
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 1 Story	1	5,635	3,944
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Porches

CPP	24	580	406
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Totals: 226,928 158,848

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 262,099

2022 Est. T.C.V. 006-630-011-10 = 369,599

Est. TCV/Total Floor Area = 219.48, Most recent sale 09/09/2016 for 310,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,400	170,400	170,400	161,036	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-630-011-10

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0	14,400	0	0	5,314	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,800	184,800	184,800	166,350	166,350	0

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45-006-630-012-00	2022 Est. T.C.V.	DINGMAN PATRICIA J
Property Class: 401		6025 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	100.00	173.05	1.0000	1.0000	700	100		70,000
FOREST HVN 700	133.44	173.05	1.0000	1.0000	700	50	SURPLUS/EXCESS	46,704
233 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								116,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	952		
Total:				105,033	75,629

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	919	

Water/Sewer				
1000 Gal Septic	1	4,209	3,030	
Water Well, 100 Feet	1	5,025	3,618	

Porches				
CPP	156	2,563	1,845	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	286	12,121	8,727	
Common Wall: 1 Wall	1	-1,920	-1,382	
Door Opener	1	473	341	
Class: C Exterior: Pole (Unfinished)				
Base Cost	928	20,490	14,753	
Door Opener	2	946	681	

Built-Ins				
Appliance Allow.	1	2,394	1,724	

Fireplaces				
Interior 1 Story	1	4,619	3,326	
Totals:			157,230	113,211

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 186,798

2022 Est. T.C.V. 006-630-012-00 = 306,002

Est. TCV/Total Floor Area = 321.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
142,800	142,800	142,800	138,816	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	4,580	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,000	153,000	153,000	143,396	143,396	143,396

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Valuation Report

DB: 2022Ga

45-006-630-013-00	2022 Est. T.C.V.	HOPPLE JULIA J
Property Class: 401		6077 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.55	722.28	1.0000	1.0000	700	100		138,983
199 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								138,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool
Ground Area = 2212 SF Floor Area = 3318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,212		
Total:				345,979	287,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,060
2 Fixture Bath	1	2,690	2,233

Water/Sewer

2000 Gal Septic	1	8,364	6,942
Water Well, 100 Feet	1	5,025	4,171

Porches

WPP	512	7,424	6,162
WPP	100	2,477	2,056
WCP (1 Story)	37	2,240	1,859

Balcony

Wood Balcony	80	2,820	2,341
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,551	17,887
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Fireplaces

Interior 1 Story	1	4,619	3,834
2nd on Same Stack	1	3,776	3,134

Carports

Comp.Shingle	351	4,977	4,131
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Totals: 413,219 342,990

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 565,934

2022 Est. T.C.V. 006-630-013-00 = 706,417

Est. TCV/Total Floor Area = 212.90, Most recent sale 10/06/1976 for 53,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
322,200	322,200	322,200	278,617	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 45-006-630-013-00

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0	31,000	0	0	9,194	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
353,200	353,200	353,200	287,811	287,811	287,811

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45-006-630-014-00	2022 Est. T.C.V.	KINNEY RICHARD M & FRANCOISE
Property Class: 401		6117 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	199.87	747.54	1.0000	1.0000	700	100		139,909
200 Actual Front Feet, 3.43 Total Acres					Total Est. Land Value =			139,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	850	0	0
D/W/P: Flagstone/Sand	18.18	67	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 784 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	784		
			Total:	152,253	121,809

Other Additions/Adjustments

Recreation Room	817	13,668	1,367
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Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	505	14,251	11,401
WSEP (1 Story)	134	6,511	5,209

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Deck

Composite	25	1,027	822
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Totals: 205,513 154,850

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 255,503

2022 Est. T.C.V. 006-630-014-00 = 396,912

Est. TCV/Total Floor Area = 337.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
191,500	191,500	191,500	128,136	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	4,228	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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198,500	198,500	198,500	132,364	132,364	0
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45-006-630-015-00	2022 Est. T.C.V.	PEPPLER JOHN W TRUST
Property Class: 401		6159 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	199.86	760.25	1.0000	1.0000	700	100		139,902
200 Actual Front Feet,	3.49	Total Acres			Total Est.		Land Value =	139,902

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.63	192	50	2,076

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,076

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 847 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	847		
			Total:	176,450	141,144

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

CCP (1 Story)	210	4,748	3,798
WCP (1 Story)	31	1,982	1,586

Deck

Treated Wood	139	2,824	2,259
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	378	14,443	11,554
Storage Over Garage	105	1,248	998
Common Wall: 1 Wall	1	-1,920	-1,536
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 226,078 181,296

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 299,138

Parcel Number: 45-006-630-015-00

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2022	Est. T.C.V.	006-630-015-00	=	446,116		
Est. TCV/Total Floor Area = 301.02, Most recent sale 07/08/1989 for 25,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	206,700	206,700	206,700	127,724	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	4,214	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,100	223,100	223,100	131,938	131,938	131,938

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45-006-630-016-00	2022 Est. T.C.V.	LOKAY LEONARD B
Property Class: 401		6181 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.33	788.53	1.0000	1.0000	700	100		138,831
198 Actual Front Feet, 3.59 Total Acres Total Est. Land Value =								138,831

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1973

(11) Heating System: Electric Baseboard
Ground Area = 1385 SF Floor Area = 1385 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,385		
Total:				153,361	101,217

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	843	

Water/Sewer				
1000 Gal Septic	1	4,209	2,778	
Water Well, 100 Feet	1	5,025	3,316	

Deck				
Treated Wood	244	4,082	2,694	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	529	18,171	11,993	
Common Wall: 1 Wall	1	-1,920	-1,267	
Door Opener	1	473	312	
Class: C Exterior: Pole (Unfinished)				
Base Cost	576	14,463	9,546	
Door Opener	1	473	312	

Built-Ins				
Appliance Allow.	1	2,394	1,580	

Fireplaces				
Exterior 1 Story	1	5,635	3,719	

Totals: 207,643 137,043

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 226,121

2022 Est. T.C.V. 006-630-016-00 = 369,952

Est. TCV/Total Floor Area = 267.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,600	172,600	172,600	103,849	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,400	0	3,427	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-630-016-00			Page: 2		
185,000	185,000	185,000	107,276	107,276	107,276

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45-006-630-017-00	2022 Est. T.C.V.	HAGERMAN ROBERT L TRUST
Property Class: 401		6233 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	196.00	731.66	1.0000	1.0000	700	100		137,200
196 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								137,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1970

(11) Heating System: Forced Hot Water
Ground Area = 1524 SF Floor Area = 1524 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,244		
1 Story	Siding	Crawl Space	280		
Total:				210,565	141,068

Other Additions/Adjustments

Basement Living Area	1300	40,326	27,018
Basement, Outside Entrance, Below Grade	1	2,215	1,484

Plumbing

3 Fixture Bath	1	4,020	2,693
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Water/Sewer

1000 Gal Septic	1	4,209	2,820
Water Well, 100 Feet	1	5,025	3,367

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	550	18,678	12,514
Common Wall: 1 Wall	1	-1,920	-1,286
Door Opener	1	473	317

Class: C Exterior: Pole (Unfinished)

Base Cost	900	19,989	15,991	*80% Good
Door Opener	2	946	757	

Built-Ins

Appliance Allow.	1	2,394	1,604
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Fireplaces

Exterior 1 Story	1	5,635	3,775
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Totals: 312,555 212,122

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 350,001

2022 Est. T.C.V. 006-630-017-00 = 492,201

Est. TCV/Total Floor Area = 322.97, Most recent sale 12/07/1990 for 119,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
226,900	226,900	226,900	143,846	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 45-006-630-017-00

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0	19,200	0	0	4,746	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
246,100	246,100	246,100	148,592	148,592	148,592

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45-006-630-018-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	129.00	1367.58	1.0000	1.0000	700	100		90,300
129 Actual Front Feet, 4.05 Total Acres							Total Est. Land Value =	90,300

2022 Est. T.C.V. 006-630-018-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

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45-006-630-021-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		0.00	Total Acres		Total Est. Land Value =	0

2022 Est. T.C.V. 006-630-021-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-630-022-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S FOREST HAVEN DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
EXEMPT - PARK			9.419 Acres		7,572 100	
		9.42	Total Acres		Total Est.	Land Value =
						71,320

2022 Est. T.C.V. 006-630-022-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-645-001-00	2022 Est. T.C.V.	MUSIAL JAMES & GERI
Property Class: 407		1 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck			
Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		5,000	3,650
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Totals: 118,823 86,728

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 251,511

2022 Est. T.C.V. 006-645-001-00 = 391,511

Est. TCV/Total Floor Area = 435.98, Most recent sale 01/30/2015 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,900	181,900	181,900	181,647	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	5,994	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,800	195,800	195,800	187,641	187,641	0

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Valuation Report

DB: 2022Ga

45-006-645-002-00	2022 Est. T.C.V.	BENNETT RICHARD L & JANET
Property Class: 407		3 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.	Land Value =		250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	171,395	125,122

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 932
3 Fixture Bath	1	4,020 2,935
2 Fixture Bath	1	2,690 1,964

Deck		
Treated Wood	126	2,643 1,929
Treated Wood	127	2,658 1,940

Balcony		
Wood Balcony	72	2,522 1,841

Water/Sewer		
Public Water	1	1,293 944
Public Sewer	1	1,293 944

Built-Ins		
Appliance Allow.	1	2,394 1,748

Fireplaces		
Prefab 2 Story	1	2,742 2,002

Lump Sum Items		
END UNIT		5,000 3,650

Totals: 199,927 145,951

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 423,258

2022 Est. T.C.V. 006-645-002-00 = 673,258

Est. TCV/Total Floor Area = 340.03

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
313,000	313,000	313,000	126,775	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,600	0	0	4,183	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
336,600	336,600	336,600	130,958	130,958	0

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Valuation Report

DB: 2022Ga

45-006-645-003-00	2022 Est. T.C.V.	TRUBA JAMES D REVOCABLE
Property Class: 407		5 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000	0.00000	100	FLR LOCATION	140,000
	0.00	Total Acres			Total Est.		Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck

Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		10,000	7,300
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Totals: 123,823 90,378

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 262,096

2022 Est. T.C.V. 006-645-003-00 = 402,096

Est. TCV/Total Floor Area = 447.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,000	187,000	187,000	104,473	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,000	0	3,447	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,000	201,000	201,000	107,920	107,920	0	

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DB: 2022Ga

45-006-645-004-00	2022 Est. T.C.V.	BATH CLIFFORD O JR TRUST
Property Class: 407		7 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	171,395	125,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935
2 Fixture Bath	1	2,690	1,964

Deck

Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Balcony

Wood Balcony	72	2,522	1,841
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Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Totals: 194,927 142,301

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 412,673

2022 Est. T.C.V. 006-645-004-00 = 662,673

Est. TCV/Total Floor Area = 334.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
307,900	307,900	307,900	126,775	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,400	0	0	4,183	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
331,300	331,300	331,300	130,958	130,958	0

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DB: 2022Ga

45-006-645-005-00	2022 Est. T.C.V.	DUCHI MARY L TRUST
Property Class: 407		9 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00000	100		FLOOR LOCATION	140,000
	0.00	Total Acres			Total Est.		Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck			
Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		10,000	7,300
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Totals: 123,823 90,378

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 262,096

2022 Est. T.C.V. 006-645-005-00 = 402,096

Est. TCV/Total Floor Area = 447.77, Most recent sale 02/12/2001 for 312,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,000	187,000	187,000	121,882	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	4,022	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,000	201,000	201,000	125,904	125,904	0

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Valuation Report

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45-006-645-006-00	2022 Est. T.C.V.	CARILLON COMPANY
Property Class: 407		11 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	171,395	125,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935
2 Fixture Bath	1	2,690	1,964

Deck

Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Balcony

Wood Balcony	72	2,522	1,841
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Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Totals: 194,927 142,301

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 412,673

2022 Est. T.C.V. 006-645-006-00 = 662,673

Est. TCV/Total Floor Area = 334.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
307,900	307,900	307,900	148,653	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,400	0	0	4,905	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
331,300	331,300	331,300	153,558	153,558	0

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Valuation Report

DB: 2022Ga

45-006-645-007-00	2022 Est. T.C.V.	SELL ROSALIND B (ELE)
Property Class: 407		13 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000	0.00000	100	FLR LOCATION	140,000
	0.00	Total Acres			Total Est.		Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck			
Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		5,000	3,650
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Totals: 118,823 86,728

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 251,511

2022 Est. T.C.V. 006-645-007-00 = 391,511

Est. TCV/Total Floor Area = 435.98, Most recent sale 08/29/1997 for 184,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,900	181,900	181,900	104,473	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	3,447	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,800	195,800	195,800	107,920	107,920	0

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DB: 2022Ga

45-006-645-008-00	2022 Est. T.C.V.	TANIELIAN MICHAEL E & SHARON A
Property Class: 407		15 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00000	100			250,000
	0.00	Total Acres		Total Est. Land Value =				250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	171,395	125,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935
2 Fixture Bath	1	2,690	1,964

Deck

Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Balcony

Wood Balcony	72	2,522	1,841
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Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		5,000	3,650
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Totals: 199,927 145,951

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 423,258

2022 Est. T.C.V. 006-645-008-00 = 673,258

Est. TCV/Total Floor Area = 340.03, Most recent sale 06/02/1986 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
313,000	313,000	313,000	148,653	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,600	0	0	4,905	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
336,600	336,600	336,600	153,558	153,558	0

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Valuation Report

DB: 2022Ga

45-006-645-009-00	2022 Est. T.C.V.	DAVENPORT RICHARD
Property Class: 407		17 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00000	100	FLR LOCATION		140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 889 SF Floor Area = 889 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	889		
			Total:	94,690	69,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck

Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		5,000	3,650
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Totals: 118,010 86,149

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 249,832

2022 Est. T.C.V. 006-645-009-00 = 389,832

Est. TCV/Total Floor Area = 438.51, Most recent sale 08/13/1992 for 128,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,200	181,200	181,200	104,473	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,700	0	3,447	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,900	194,900	194,900	107,920	107,920	0

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Valuation Report

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45-006-645-010-00	2022 Est. T.C.V.	LAIRD JOHN E & ALPERN ANN TRUST
Property Class: 407		19 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 893 SF Floor Area = 2232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	893		
			Total:	189,381	142,040

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		2	8,039	6,029	

Deck					
Treated Wood		126	2,643	1,982	
Treated Wood		127	2,658	1,993	

Balcony					
Wood Balcony		72	2,522	1,891	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Prefab 2 Story		1	2,742	2,056	

Lump Sum Items					
END UNIT			5,000	3,750	

Totals: 219,242 164,434

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 476,859

2022 Est. T.C.V. 006-645-010-00 = 726,859

Est. TCV/Total Floor Area = 325.65, Most recent sale 11/08/2017 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
336,700	336,700	336,700	329,268	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,700	0	0	10,865	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
363,400	363,400	363,400	340,133	340,133	0	

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45-006-645-011-00	2022 Est. T.C.V.	GIERAK JOHN L & DONA A
Property Class: 407		21 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck			
Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		10,000	7,300
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Totals: 123,823 90,378

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 262,096

2022 Est. T.C.V. 006-645-011-00 = 402,096

Est. TCV/Total Floor Area = 447.77, Most recent sale 03/09/2017 for 349,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,000	187,000	187,000	184,102	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	6,075	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,000	201,000	201,000	190,177	190,177	0

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45-006-645-012-00	2022 Est. T.C.V.	GREDEN JOHN F & GREDEN RENEE M
Property Class: 407		23 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	171,395	128,538

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029
2 Fixture Bath	1	2,690	2,017

Deck

Treated Wood	126	2,643	1,982
Treated Wood	127	2,658	1,993

Balcony

Wood Balcony	72	2,522	1,891
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 198,946 149,199

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 432,677

2022 Est. T.C.V. 006-645-012-00 = 682,677

Est. TCV/Total Floor Area = 344.79, Most recent sale 09/30/2019 for 615,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
316,800	316,800	316,800	316,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,500	0	0	10,454	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
341,300	341,300	341,300	327,254	327,254	0

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45-006-645-013-00	2022 Est. T.C.V.	YAMSHON LESLIE TRUST
Property Class: 407		25 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 898 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	898		
			Total:	95,503	69,704

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	932
3 Fixture Bath	1	4,020	2,935

Deck			
Treated Wood	126	2,643	1,929
Treated Wood	127	2,658	1,940

Water/Sewer

Public Water	1	1,293	944
Public Sewer	1	1,293	944

Built-Ins

Appliance Allow.	1	2,394	1,748
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Fireplaces

Prefab 2 Story	1	2,742	2,002
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Lump Sum Items

END UNIT		5,000	3,650
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Totals: 118,823 86,728

Notes:

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 251,511

2022 Est. T.C.V. 006-645-013-00 = 391,511

Est. TCV/Total Floor Area = 435.98, Most recent sale 05/08/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,900	181,900	181,900	104,473	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	3,447	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,800	195,800	195,800	107,920	107,920	0

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45-006-645-014-00	2022 Est. T.C.V.	GENTLE WINDS 14 LLC
Property Class: 407		27 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00000	100			250,000
	0.00	Total Acres		Total Est.	Land Value =			250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1977
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 792 SF Floor Area = 1980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	792		
			Total:	179,117	128,975

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	919
3 Fixture Bath	1	4,020	2,894
2 Fixture Bath	1	2,690	1,937

Deck

Treated Wood	126	2,643	1,903
Treated Wood	127	2,658	1,914

Balcony

Wood Balcony	72	2,522	1,816
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Water/Sewer

Public Water	1	1,293	931
Public Sewer	1	1,293	931

Built-Ins

Appliance Allow.	1	2,394	1,724
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Fireplaces

Prefab 2 Story	1	2,742	1,974
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Lump Sum Items

END UNIT		5,000	3,600
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Totals: 207,649 149,518

Notes: END UNIT

ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 2.900 => TCV: 433,602

2022 Est. T.C.V. 006-645-014-00 = 683,602

Est. TCV/Total Floor Area = 345.25, Most recent sale 01/20/2000 for 405,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
317,600	317,600	317,600	182,783	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,200	0	0	6,031	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
341,800	341,800	341,800	188,814	188,814	0

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45-006-650-001-00	2022 Est. T.C.V.	ADLER BARRY & LYNN
Property Class: 408		5265 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	110.00	600.00	0.9811	1.0000	15000	100		1,618,846
110 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								1,618,846

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				50,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1885 SF Floor Area = 3299 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,885		
Total:				698,972	629,074

Other Additions/Adjustments

Basement Living Area	1143	69,129	62,216
Basement, Outside Entrance, Below Grade	3	13,094	11,785

Plumbing

Average Fixture(s)	1	3,547	3,192
3 Fixture Bath	2	22,344	20,110
2 Fixture Bath	1	7,448	6,703

Water/Sewer

2000 Gal Septic	1	11,290	10,161
Water Well, 100 Feet	1	6,013	5,412

Porches

WPP	655	15,681	14,113
CCP (1 Story)	66	3,435	3,091
CCP (1 Story)	83	4,260	3,834
CCP (1 Story)	108	5,453	4,908

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	1000	74,540	67,086
Door Opener	3	2,234	2,011
No Concrete Floor	448	-3,956	-3,560

Built-Ins

Appliance Allow.	1	8,366	7,529
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Fireplaces

Exterior 2 Story	2	23,180	20,862
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Totals: 965,030 868,527

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,650,201

2022 Est. T.C.V. 006-650-001-00

= 3,319,047

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Est. TCV/Total Floor Area = 1006.08, Most recent sale 11/12/2010 for 800,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,633,900	1,633,900	1,633,900	992,364	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	32,748	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,659,500	1,659,500	1,659,500	1,025,112	1,025,112	1,025,112	

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45-006-650-002-00	2022 Est. T.C.V.	DUMAS THOMAS W & DARLA G
Property Class: 408		5243 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	124.00	550.00	0.9579	1.0000	15000	100		1,781,676
124 Actual Front Feet, 1.57 Total Acres					Total Est. Land Value =			1,781,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool
Ground Area = 2498 SF Floor Area = 3647 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,089		
1 Story	Siding	Crawl Space	239		
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	506		
1 Story	Siding	Overhang	60		
		Total:		479,369	359,524

Other Additions/Adjustments

Exterior				
Stone Veneer	82	3,309	2,482	

Plumbing				
Average Fixture(s)	1	1,880	1,410	
3 Fixture Bath	3	17,733	13,300	

Water/Sewer				
2000 Gal Septic	1	9,576	7,182	
Water Well, 50 Feet	1	2,527	1,895	

Porches				
WPP	129	3,758	2,818	
WPP	632	11,755	8,816	
WPP	73	2,791	2,093	

Deck				
Treated Wood	60	1,794	1,345	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 1 Wall	1	-2,697	-2,023	
Door Opener	4	2,364	1,773	
Base Cost	1268	60,002	45,001	

Built-Ins

Appliance Allow.	1	3,439	2,579	
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Fireplaces

Interior 2 Story	1	7,349	5,512	
Exterior 2 Story	1	8,947	6,710	

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Breezeways			
Frame Wall	90	7,226	5,419

Totals: 621,122 465,836

Notes: 2015 CHANGE EXISTING ATTACHED GARAGE TO LIVING & ADD ATTACHED GARAGE

ECF (4134 BIG GLEN) 1.900 => TCV: 885,088

2022 Est. T.C.V. 006-650-002-00 = 2,674,264

Est. TCV/Total Floor Area = 733.28, Most recent sale 10/12/1995 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,355,000	1,355,000	1,355,000	489,322	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,900	0	0	16,147	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,337,100	1,337,100	1,337,100	505,469	505,469	0	

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45-006-650-003-00	2022 Est. T.C.V.	FEHRMANN BARBARA W TRUST
Property Class: 408		5227 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	130.00	500.00	0.9489	1.0000	15000	100		1,850,316
130 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =			1,850,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	238	0	0
D/W/P: Asphalt Paving	2.68	9000	0	0
Wood Frame	22.78	160	50	1,822

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				11,322

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 2820 SF Floor Area = 5625 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	2,488		
1 Story	Siding	Crawl Space	80		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	29		
1 Story	Siding	Overhang	288		
		Total:		745,793	559,345

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,150
3 Fixture Bath	2	18,088	13,566
Separate Shower	1	2,749	2,062

Water/Sewer

1000 Gal Septic	1	5,290	3,967
Water Well, 100 Feet	1	5,664	4,248

Porches

WSEP (2 Story)	120	14,022	10,517
WGEP (1 Story)	92	10,740	8,055
WPP	28	1,556	1,167
WPP	40	2,096	1,572
WCP (1 Story)	40	3,158	2,368
WCP (1 Story)	64	4,515	3,386

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	38,909	29,182
Common Wall: 1.5 Wall	1	-4,732	-3,549
Door Opener	2	1,324	993

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	662	496
Base Cost	1056	49,262	36,946

Built-Ins

Appliance Allow.	1	5,926	4,444
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Fireplaces

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Interior 2 Story	1	8,308	6,231
Direct-Vented Gas	1	4,560	3,420
Deck			
Treated Wood	705	8,763	6,572
Totals:		929,520	697,138

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,324,562

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 732 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.75 Story	Siding	Overhang	976		
			Total:	72,097	54,073

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	2,867	2,150		

Water/Sewer					
1000 Gal Septic	1	5,290	3,967		

Porches					
CCP (1 Story)	54	1,959	1,469		

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	976	55,993	41,995		
Door Opener	1	662	496		

Built-Ins

Appliance Allow.	1	5,926	4,444		
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Carports

Comp.Shingle	192	3,681	2,761		
Totals:		148,475	111,355		

Notes: GAME ROOM

ECF (4134 BIG GLEN) 1.900 => TCV: 211,575

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.75 Story	Siding	Overhang	804		
			Total:	59,391	44,543

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	2,867	2,150		

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Water/Sewer

1000 Gal Septic	1	5,290	3,967
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Porches

WCP (1 Story)	36	2,897	2,173
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	804	49,140	36,855
Door Opener	1	662	496

Built-Ins

Appliance Allow.	1	5,926	4,444
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Fireplaces

Prefab 1 Story	1	3,776	2,832
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Totals:		129,949	97,460
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Notes: YOGA ROOM

ECF (4134 BIG GLEN) 1.900 => TCV: 185,174

2022 Est. T.C.V. 006-650-003-00

= 3,582,949

Est. TCV/Total Floor Area = 514.79

2021 Assessed	MBOR	S.E.V.
1,773,500	1,773,500	1,773,500

Base for Cap	C.P.I.
570,356	3.30

2022 New Eq. Adjustment	Loss
0	18,000

Additions	Tax Adjustment	Losses
0	18,821	0

2022 Assessed	MBOR	S.E.V.
1,791,500	1,791,500	1,791,500

Capped	->Taxable<-	PRE/MBT
589,177	589,177	530,259

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Valuation Report

DB: 2022Ga

45-006-650-004-00	2022 Est. T.C.V.	TRAMITZ SALLY A DECLARATION
Property Class: 408		5195 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	113.28	353.01	0.9754	1.0000	15000	100		1,657,313
113 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			1,657,313

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
			Total:	202,436	141,705

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Exterior 2 Story	1	8,947	6,263
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Porches

WPP	710	12,574	8,802
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	200	8,692	6,084
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Totals: 254,159 177,911

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 338,031

2022 Est. T.C.V. 006-650-004-00 = 1,997,844

Est. TCV/Total Floor Area = 1189.19

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,002,800	1,002,800	1,002,800	294,189	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,900	0	9,708	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
998,900	998,900	998,900	303,897	303,897	0	

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45-006-650-006-00	2022 Est. T.C.V.	HOENECKE GRETCHEN R TRUST
Property Class: 408		5157 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	365.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.77	80	50	1,431
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,431

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard
Ground Area = 3040 SF Floor Area = 3040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,431		
1 Story	Siding	Basement	609		
Total:				346,511	225,234

Other Additions/Adjustments

Recreation Room	674	11,276	10,938
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Deck

Treated Wood	450	6,093	3,960
Treated Wood	329	4,968	3,229
Treated Wood	156	3,044	1,979

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
Exterior 1 Story	1	5,635	3,663

Totals: 403,090 265,618

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 504,674

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1981

(11) Heating System: Electric Baseboard
Ground Area = 452 SF Floor Area = 791 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	452		
			Total:	97,509	63,380

Other Additions/Adjustments

Porches

WCP (1 Story)	60	3,869	2,515
WCP (1 Story)	50	3,374	2,193
WCP (1 Story)	20	1,528	993

Deck

Treated Wood	60	1,794	1,166
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	528	28,665	18,632
Common Wall: 2 Wall	1	-4,581	-2,978
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Wood Stove	1	3,195	2,077
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Totals: 139,974 90,981

Notes: GARAGE WITH GUEST ROOM

ECF (4134 BIG GLEN) 1.900 => TCV: 172,864

2022 Est. T.C.V. 006-650-006-00 = 3,295,621

Est. TCV/Total Floor Area = 860.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,655,400	1,655,400	1,655,400	431,915	3.30		
2022 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-7,600	0	0	14,253	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,647,800	1,647,800	1,647,800	446,168	446,168	0	

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45-006-650-007-00	2022 Est. T.C.V.	HOENECKE GRETCHEN R
Property Class: 408		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	41.00	400.00	1.1952	0.9832	8000	100		385,430
41 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								385,430

2022 Est. T.C.V. 006-650-007-00 = 385,430

Est. TCV/Total Floor Area = 100.61, Most recent sale 12/15/1997 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,700	192,700	192,700	48,546	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,602	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,700	192,700	192,700	50,148	50,148	0

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Valuation Report

DB: 2022Ga

45-006-650-007-50	2022 Est. T.C.V.	JOUTRAS META H TRUST
Property Class: 409		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 15000	60.00	368.00	1.0000	1.0000	15000	100	900,000
60 Actual Front Feet,	0.51	Total Acres			Total Est. Land Value =		900,000

2022 Est. T.C.V. 006-650-007-50 = 900,000

Est. TCV/Total Floor Area = 234.93, Most recent sale 03/22/1999 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
450,000	450,000	450,000	171,783	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	5,668	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
450,000	450,000	450,000	177,451	177,451	0

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45-006-650-008-00	2022 Est. T.C.V.	JOUTRAS META H TRUST
Property Class: 408		5127 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	400.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	1,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	3000	0	0
D/W/P: Flagstone/Sand	25.47	400	0	0
Retaining Wall: Brick, 12 in.	49.09	165	0	0
Wood Frame	35.00	128	50	2,240
Wood Frame	32.25	180	50	2,902

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,142

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 3329 SF Floor Area = 4722 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	3,329		
1 Story	Siding	Overhang	561		
		Total:		641,018	512,815

Other Additions/Adjustments

Exterior					
Stone Veneer		245	10,964		8,771

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	5	45,220	36,176
2 Fixture Bath	1	6,029	4,823

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	32	1,251	1,001
CCP (1 Story)	26	1,039	831
WPP	1509	30,406	24,325

Deck

Treated Wood	251	4,593	3,674
Treated Wood	300	5,160	4,128

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	749	46,872	37,498
Common Wall: 1 Wall	1	-3,154	-2,523
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

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Interior 2 Story	2	16,615	13,292
2nd on Same Stack	1	5,229	4,183
Exterior 1 Story	1	8,453	6,762

Carports			
Comp.Shingle	480	9,202	7,362

Totals:	849,968	679,975
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,291,953

2022 Est. T.C.V. 006-650-008-00 = 2,807,095

Est. TCV/Total Floor Area = 594.47, Most recent sale 12/15/1997 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,391,300	1,391,300	1,391,300	517,178	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
33,700	-21,500	0	33,700	17,066	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,403,500	1,403,500	1,403,500	567,944	567,944	0	

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45-006-650-009-00	2022 Est. T.C.V.	BAXTER W M JR & G C JOINT TRUST
Property Class: 408		5121 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	450.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 2.07 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.98	240	50	2,517
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,517

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1528 SF Floor Area = 2292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,528		
Total:				261,805	170,188

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	288	4,378	2,846
WCP (1 Story)	440	12,439	8,085

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,114	16,324
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

Class: C Exterior: Pole (Unfinished)

Door Opener	1	473	307
Base Cost	1792	37,399	24,309

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
Prefab 1 Story	1	2,242	1,457

Totals: 364,675 237,051

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 450,397

2022 Est. T.C.V. 006-650-009-00	=	3,069,566
Est. TCV/Total Floor Area = 1339.25		
2021 Assessed	MBOR	S.E.V.
Base for Cap	C.P.I.	

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1,516,200	1,516,200	1,516,200	374,183	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	18,600	0	0	12,348
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	1,534,800	1,534,800	1,534,800	386,531	386,531
					PRE/MBT
					386,531

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45-006-650-011-00	2022 Est. T.C.V.	KASSARJIAN JOHN R & CAROLYN
Property Class: 408		5043 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	101.00	500.00	0.9980	1.0000	15000	100		1,511,988
101 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								1,511,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1448 SF Floor Area = 2246 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,064		
1 Story	Siding	Crawl Space	384		
Total:				218,107	141,769

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	290	6,200	4,030
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Balcony

Wood Balcony	60	2,115	1,375
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	792	24,156	15,701
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
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Totals: 275,391 179,003

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 340,106

2022 Est. T.C.V. 006-650-011-00 = 1,854,594

Est. TCV/Total Floor Area = 825.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
913,400	913,400	913,400	280,740	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	9,264	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
927,300	927,300	927,300	290,004	290,004	0

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45-006-650-012-00	2022 Est. T.C.V.	HURBIS CHARLES G & HURBIS JOHN F
Property Class: 408		5027 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	102.00	517.00	0.9960	1.0000	15000	100		1,523,952
102 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								1,523,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1707 SF Floor Area = 2608 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,707		
1 Story	Siding	Overhang	48		
Total:				311,493	202,470

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	81	2,920	1,898
WPP	836	14,806	9,624

Balcony

Wood Balcony	171	7,360	4,784
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	981	48,550	31,557
Storage Over Garage	736	11,445	7,439
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
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Totals: 434,124 282,179

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 536,140

2022 Est. T.C.V. 006-650-012-00 = 2,067,592

Est. TCV/Total Floor Area = 792.79, Most recent sale 06/30/1989 for 203,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,038,300	1,038,300	1,038,300	324,419	3.30

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Parcel Number: 45-006-650-012-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,500	0	0	10,705	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,033,800	1,033,800	1,033,800	335,124	335,124	0

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45-006-650-013-00	2022 Est. T.C.V.	J R HALEY FAMILY LTD PARTNERSHIP
Property Class: 408		5005 W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	119.94	527.92	0.9643	1.0000	15000	100		1,734,818
120 Actual Front Feet,	1.45	Total Acres			Total Est.		Land Value =	1,734,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements			True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1965

(11) Heating System: Forced Hot Water
Ground Area = 2677 SF Floor Area = 5173 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,677		
1 Story	Siding	Overhang	468		
1 Story	Siding	Overhang	20		
		Total:		664,819	465,374

Other Additions/Adjustments

Exterior			
Brick Veneer	432	8,329	5,830

Plumbing

Average Fixture(s)	1	2,867	2,007
3 Fixture Bath	2	18,088	12,662
2 Fixture Bath	1	6,029	4,220
Separate Shower	1	2,749	1,924

Water/Sewer

1000 Gal Septic	1	5,290	3,703
Water Well, 100 Feet	1	5,664	3,965

Porches

WPP	40	2,096	1,467
WPP	115	3,850	2,695
CCP (1 Story)	21	1,191	834
WPP	1540	31,031	21,722

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	35,194	24,636
Common Wall: 1 Wall	1	-3,154	-2,208
Door Opener	2	1,324	927

Built-Ins

Appliance Allow.	1	5,926	4,148
Dishwasher	1	1,249	874
Garbage Disposal	1	378	265
Vented Hood	1	813	569

Fireplaces

Exterior 2 Story	2	20,391	14,274
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Totals: 814,124 569,888

Parcel Number: 45-006-650-013-00

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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,082,787

2022 Est. T.C.V. 006-650-013-00 = 2,822,605

Est. TCV/Total Floor Area = 545.64

2021 Assessed	MBOR	S.E.V.
1,438,000	1,438,000	1,438,000

Base for Cap	C.P.I.
510,496	3.30

2022 New	Eq. Adjustment	Loss
0	-26,700	0

Additions	Tax Adjustment	Losses
0	16,846	0

2022 Assessed	MBOR	S.E.V.
1,411,300	1,411,300	1,411,300

Capped	->Taxable<-	PRE/MBT
527,342	527,342	0

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Valuation Report

DB: 2022Ga

45-006-661-004-00	2022 Est. T.C.V.	LAKE STREET STUDIOS LLC
Property Class: 201		6023 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	132.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		21780	SqFt	12.00000	100			261,360
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value = 261,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	94	100		0
SEPTIC TANK 750 GAL	0.00	1	94	100		0
DRAIN FIELD	0.00	1	94	100		0
Total Estimated Land Improvements True Cash Value = 2,500						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Description of Occupancy: STAGE BUILDING

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 86
Overall Building Height: 8

Base Rate for Upper Floors = 30.04

Adjusted Square Foot Cost for Upper Floors = 30.04

Total Floor Area: 364	Base Cost New of Upper Floors =	10,935
	Reproduction/Replacement Cost =	10,935
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	3,827
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	5,358
Replacement Cost/Floor Area= 30.04	Est. TCV/Floor Area= 14.72	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 250
Overall Building Height: 10

Base Rate for Upper Floors = 56.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.57 100%
Adjusted Square Foot Cost for Upper Floors = 74.37

Total Floor Area: 2,230	Base Cost New of Upper Floors =	165,845
	Reproduction/Replacement Cost =	165,845
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	58,046
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	81,264
Replacement Cost/Floor Area= 74.37	Est. TCV/Floor Area= 36.44	

Parcel Number: 45-006-661-004-00

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2014
Description of Occupancy: 6027 S LAKE ST

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 64.12

Adjusted Square Foot Cost for Upper Floors = 64.12

Total Floor Area: 800 Base Cost New of Upper Floors = 51,296

Reproduction/Replacement Cost = 51,296

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 17,954

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	# or Rate	Height SqFt	Storys Adj.	Cost
------------------	-----------	-----------	-------------	-------------	------

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 25,135
Replacement Cost/Floor Area= 64.12 Est. TCV/Floor Area= 31.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 111,757

2022 Est. T.C.V. 006-661-004-00 = 375,617

Est. TCV/Total Floor Area = 110.67, Most recent sale 02/02/2017 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,700	214,700	214,700	80,670	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-26,900	0	0	2,662	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,800	187,800	187,800	83,332	83,332	0	

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Valuation Report

DB: 2022Ga

45-006-661-005-00	2022 Est. T.C.V.	OBATA MAJEL CHANCE TRUST
Property Class: 201		6001 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	100			130,680
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								130,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	213	97	1,033

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	2	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	94		100	0
SEPTIC TANK 1000 GAL	0.00	1	94		100	0
DRAIN FIELD	0.00	1	94		100	0
Total Estimated Land Improvements True Cash Value =						6,033

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace
Ground Area = 484 SF Floor Area = 726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/70/100/100/38.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	484		
Total:				65,681	25,287

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		887	341
Built-Ins					
Appliance Allow.		1		1,418	546
Porches					
WPP		16		652	251
Totals:				68,638	26,425

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 43,602

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 977 SF Floor Area = 977 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/70/100/100/45.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	977		
Total:				104,451	47,525

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		887	404

Parcel Number: 45-006-661-005-00

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Porches

WGEP (1 Story)	106	7,312	3,327
WSEP (1 Story)	52	2,578	1,173
CPP	50	896	408

Built-Ins

Appliance Allow.	1	1,418	645
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Totals: 117,542 53,482

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 88,245

2022 Est. T.C.V. 006-661-005-00 = 268,560

Est. TCV/Total Floor Area = 157.70

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,600	142,600	142,600	50,547	3.30		
2022 New Eq.	Adj.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,300		0	0	1,668	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,300	134,300	134,300	52,215	52,215		0

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Valuation Report

DB: 2022Ga

45-006-661-006-00	2022 Est. T.C.V.	SIEPKER FRANK & BARBARA
Property Class: 201		5989 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		10890	SqFt	12.00000	100			130,680
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 130,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	93		100	0
SEPTIC TANK 750 GAL	0.00	1	93		100	0
DRAIN FIELD	0.00	1	93		100	0
WOOD DECKS	5.25	168	93		100	820
Total Estimated Land Improvements True Cash Value =						3,320

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: LOG HOUSE

Costs are taken from the Stores - Retail cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Average	
Stories: 1	Story Height: 10	Perimeter: 136
Overall Building Height: 10		

Base Rate for Upper Floors = 99.07

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.47 100%
Adjusted Square Foot Cost for Upper Floors = 117.54

Total Floor Area: 1,056	Base Cost New of Upper Floors =	124,122
	Reproduction/Replacement Cost =	124,122
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	
	Total Depreciated Cost =	63,302

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	88,623
Replacement Cost/Floor Area= 117.54	Est. TCV/Floor Area= 83.92	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 88,623

2022 Est. T.C.V. 006-661-006-00 = 222,623
Est. TCV/Total Floor Area = 210.82, Most recent sale 08/20/1998 for 66,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,100	123,100	123,100	83,152	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,800	0	0	2,744	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,300	111,300	111,300	85,896	85,896	0

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Valuation Report

DB: 2022Ga

45-006-661-007-50	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		5973 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	99.00	125.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		12371	SqFt	12.00000	100			148,452
* denotes lines that do not contribute to the total acreage calculation.								
99 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 148,452

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009
Description of Occupancy: BLT LATE FALL 2008

Costs are taken from the Restroom Buildings cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Average	
Stories: 1	Story Height: 12	Perimeter: 0
Overall Building Height: 12		

Base Rate for Upper Floors = 232.18

Adjusted Square Foot Cost for Upper Floors = 232.18

Total Floor Area: 448	Base Cost New of Upper Floors =	104,016
	Reproduction/Replacement Cost =	104,016
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0	
	Total Depreciated Cost =	100,896

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	141,254
Replacement Cost/Floor Area= 232.18	Est. TCV/Floor Area= 315.30	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009
Description of Occupancy: PAVILLION

Costs are taken from the Auditoriums cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Average	
Stories: 1	Story Height: 10	Perimeter: 280

Base Rate for Upper Floors = 135.78

Adjusted Square Foot Cost for Upper Floors = 135.78

Total Floor Area: 400	Base Cost New of Upper Floors =	54,312
	Reproduction/Replacement Cost =	54,312
Eff.Age:0	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0	
	Total Depreciated Cost =	54,312

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	76,037
Replacement Cost/Floor Area= 135.78	Est. TCV/Floor Area= 190.09	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 217,291

2022 Est. T.C.V. 006-661-007-50	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed	MBOR	S.E.V.
	Base for Cap	C.P.I.

Parcel Number: 45-006-661-007-50

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	0	0	0	0	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-661-008-00	2022 Est. T.C.V.	MEDUSAS SHARK PAW INVESTMENTS LLC
Property Class: 201		6487 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	48.00	92.00	1.0000	0.0000	0	100*	CORNER SITUS	0
2122 COMME \$12/SQFT			4416 SqFt	12.00000	150		CORNER WESTERN & LAKE- CNTR OF TOWN	79,488
* denotes lines that do not contribute to the total acreage calculation.								
48 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 79,488

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	7.78	44	100	342
D/W/P: 3.5 Concrete	4.92	460	70	1,584
Total Estimated Land Improvements True Cash Value =				1,926

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Restaurants - Truck Stops cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 11 Perimeter: 200
Overall Building Height: 10

Base Rate for Upper Floors = 146.16

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.05 100%
Adjusted Square Foot Cost for Upper Floors = 163.21

Total Floor Area: 2,020 Base Cost New of Upper Floors = 329,685

Reproduction/Replacement Cost = 329,685
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 217,592

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI8/WALB/32TF/150	19314.29	1	1.00	100	19,314
/CI8/WALB/-45TF/150	3714.29	1	1.00	100	3,714

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 336,868
Replacement Cost/Floor Area= 174.61 Est. TCV/Floor Area= 166.77

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 49.96

Adjusted Square Foot Cost for Upper Floors = 49.96

Total Floor Area: 64 Base Cost New of Upper Floors = 3,197

Reproduction/Replacement Cost = 3,197
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 2,302

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 3,223
Replacement Cost/Floor Area= 49.95 Est. TCV/Floor Area= 50.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 340,091

2022 Est. T.C.V. 006-661-008-00 = 421,505

Parcel Number: 45-006-661-008-00

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Est. TCV/Total Floor Area = 202.26, Most recent sale 07/17/2000 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,000	203,000	203,000	170,684	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	5,632	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,800	210,800	210,800	176,316	176,316	0	

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Valuation Report

DB: 2022Ga

45-006-661-008-10	2022 Est. T.C.V.	NESCOTT-BARR REAL ESTATE
Property Class: 201		6475 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*		0
	17.00	132.00	1.0000	0.0000	0	50*	SURPLUS & SEPTIC	0
2122 COMME \$12/SQFT			15464	SqFt	12.00000	115	PRIME COMM CNR	213,400
* denotes lines that do not contribute to the total acreage calculation.								
117 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	213,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.82	3000	97	16,936
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	7	350
Total Estimated Land Improvements True Cash Value =				17,286

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1958

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 164

Overall Building Height: 14

Base Rate for Upper Floors = 56.55

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.18 100%

Adjusted Square Foot Cost for Upper Floors = 61.73

Total Floor Area: 1,600	Base Cost New of Upper Floors =	98,768
	Reproduction/Replacement Cost =	98,768
Eff.Age:12	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0	
	Total Depreciated Cost =	68,150

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
SOLAR PANEL	600.00	1	95	570

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 96,208

Replacement Cost/Floor Area= 62.09 Est. TCV/Floor Area= 60.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 96,208

2022 Est. T.C.V. 006-661-008-10 = 326,894

Est. TCV/Total Floor Area = 204.31, Most recent sale 02/14/2005 for 372,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,800	176,800	176,800	162,427	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-13,400	0	0	973	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,400	163,400	163,400	167,787	163,400	0

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45-006-661-008-50	2022 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 201		5973 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	40.00	62.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			2520 SqFt	12.00000	100			30,240
* denotes lines that do not contribute to the total acreage calculation.								
40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								30,240

2022 Est. T.C.V. 006-661-008-50					=	0
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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Valuation Report

DB: 2022Ga

45-006-661-010-00	2022 Est. T.C.V.	WORSLEY TRUST
Property Class: 201		6453 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	50.00	120.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			6011	SqFt	12.00000	100		72,135
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 72,135

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	0	100		0
SEPTIC TANK 1000 GAL	0.00	1	0	100		0
DRAIN FIELD	0.00	1	0	100		0
WOOD DECKS	5.25	124	0	100		0
CONCRETE 4CU	2.75	504	0	100		0
Total Estimated Land Improvements True Cash Value =						2,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955

Costs are taken from the Stores - Retail cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 8	Perimeter: 134
Overall Building Height: 8		

Base Rate for Upper Floors = 74.73

(10) Heating system: Package Heating & Cooling	Cost/SqFt: 18.93	100%
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 18.93	100%
Combined Heating System adjustment:		37.86 100%

Adjusted Square Foot Cost for Upper Floors = 112.59

Total Floor Area: 896 Base Cost New of Upper Floors = 100,880

Reproduction/Replacement Cost =		100,880
Eff.Age:11	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good:	76 /100/100/100/76.0
Total Depreciated Cost =		76,669

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
ROOF OVER DECK	3.26	60	1.00	94	184
FIREPLACE	1788.58	1	1.00	94	1,681

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1	=	109,947
Replacement Cost/Floor Area= 114.80	Est. TCV/Floor Area= 122.71		

Total Estimated True Cash Value of Commercial/Industrial Buildings = 109,947

2022 Est. T.C.V. 006-661-010-00 = 184,582

Est. TCV/Total Floor Area = 206.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,600	95,600	95,600	72,183	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	2,382	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,300	92,300	92,300	74,565	74,565	0	

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Valuation Report

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45-006-661-010-51	2022 Est. T.C.V.	BLUE LINE ON GLEN LLC
Property Class: 201		6445 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	115.00	198.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			22782 SqFt	12.00000	115		CORNER MINOR INFL - DUAL ST ACCESS	314,390
* denotes lines that do not contribute to the total acreage calculation.								
115 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 314,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.08	480	50	1,219
D/W/P: Asphalt Paving	2.37	3470	50	4,112

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	92	100		0
SEPTIC TANK 1000 GAL	0.00	1	92	100		0
DRAIN FIELD	0.00	1	92	100		0
Total Estimated Land Improvements True Cash Value =						5,331

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955
Description of Occupancy: COFFE RETAIL & 6645 LAKE AFPE

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 346
Overall Building Height: 8

Base Rate for Upper Floors = 68.08

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.82 100%
Adjusted Square Foot Cost for Upper Floors = 83.90

Total Floor Area: 3,741 Base Cost New of Upper Floors = 313,870
Reproduction/Replacement Cost = 313,870
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 188,322

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 263,651
Replacement Cost/Floor Area= 83.90 Est. TCV/Floor Area= 70.48

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: COFFEE ROASTING WAREHOUSE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 144

Base Rate for Upper Floors = 38.07

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.77 100%
Adjusted Square Foot Cost for Upper Floors = 42.84

Total Floor Area: 1,280 Base Cost New of Upper Floors = 54,836
Reproduction/Replacement Cost = 54,836
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 32,902

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 46,062
Replacement Cost/Floor Area= 42.84 Est. TCV/Floor Area= 35.99

Parcel Number: 45-006-661-010-51

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: WAREHOUSE GARAGE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 16 Perimeter: 128

Base Rate for Upper Floors = 31.20

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.42 100%
Adjusted Square Foot Cost for Upper Floors = 34.62

Total Floor Area: 960 Base Cost New of Upper Floors = 33,235

Reproduction/Replacement Cost = 33,235

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 19,941

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 27,917

Replacement Cost/Floor Area= 34.62 Est. TCV/Floor Area= 29.08

Total Estimated True Cash Value of Commercial/Industrial Buildings = 337,630

2022 Est. T.C.V. 006-661-010-51 = 657,351

Est. TCV/Total Floor Area = 109.91, Most recent sale 01/13/2021 for 800,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
325,400	325,400	325,400	245,937	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	82,763	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,700	328,700	328,700	254,052	328,700	0	

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45-006-662-001-00	2022 Est. T.C.V.	TOBES EDWIN & BAKALAR HARRIET R
Property Class: 401		6440 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * ADJ FIRESTATION								
<Site Value A> GROUP A \$90K					90000	100		90,000
83 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 5 Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1180 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,012		
1 Story	Siding	Crawl Space	168		
1 Story	Siding	Overhang	672		
Total:				227,879	170,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WCP (1 Story)	45	2,520	1,890
WPP	70	2,190	1,642

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,937	17,953
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 277,032 207,776

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 342,830

2022 Est. T.C.V. 006-662-001-00 = 437,830

Est. TCV/Total Floor Area = 185.68, Most recent sale 10/19/2012 for 365,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,300	210,300	210,300	184,294	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	8,600	0	0	6,081	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,900	218,900	218,900	190,375	190,375	0

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Valuation Report

DB: 2022Ga

45-006-662-001-10	2022 Est. T.C.V.	DISHER JAMES D & EMILY E
Property Class: 401		6456 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * ADJ FIRESTATION								
<Site Value A> GROUP A \$90K					90000	100		90,000
83 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	728		
Total:				156,361	125,071

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
Separate Shower	1	1,176	941

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WSEP (1 Story)	432	16,878	13,502
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Deck

Treated Wood	35	1,285	1,028
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	25,834	20,667
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
Direct-Vented Gas	1	2,614	2,091

Totals: 221,964 177,553

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 292,962

2022 Est. T.C.V. 006-662-001-10 = 385,462

Est. TCV/Total Floor Area = 264.74, Most recent sale 06/20/2017 for 389,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
184,800	184,800	184,800	175,108	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	5,778	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	192,700	192,700	192,700	180,886	180,886	0

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Valuation Report

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45-006-662-003-00	2022 Est. T.C.V.	MOSSNER KENNETH C ET AL
Property Class: 401		6026 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
	73.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$3/SQFT		22956 SqFt	3.00000	100				68,868
* denotes lines that do not contribute to the total acreage calculation.								
139 Actual Front Feet, 0.53 Total Acres					Total Est. Land Value =			68,868

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 520 SF Floor Area = 650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	520		
			Total:	61,433	33,789

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	488
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Water/Sewer

2000 Gal Septic	1	7,415	4,078
Water Well, 100 Feet	1	4,764	2,620

Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Wood Stove	1	1,540	847
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Totals: 77,457 42,602

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 70,293

2022 Est. T.C.V. 006-662-003-00 = 140,661

Est. TCV/Total Floor Area = 216.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,500	66,500	66,500	59,730	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	1,971	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,300	70,300	70,300	61,701	61,701	0	

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45-006-662-004-00	2022 Est. T.C.V.	GRAETZ PROPERTIES II LLC
Property Class: 202		S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	1.0000	0	100		0
2122 COMME 9.30PSF			10890	SqFt	9.30000	100		101,277
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	101,277

2022 Est. T.C.V. 006-662-004-00 = 101,277
Est. TCV/Total Floor Area = 155.81, Most recent sale 08/28/2020 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	50,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	52,269	50,600		0

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45-006-662-005-00	2022 Est. T.C.V.	MICHIGAN DEPT TRANSPORTATION
Property Class: 201		S PINE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

		* Factors *		LOT 5 & 6				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT			21780	SqFt	8.00000	100		174,240
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								174,240

2022 Est. T.C.V. 006-662-005-00					=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/26/1991 for 0						
2021 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.	
0	0	0	0		3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-662-005-50	2022 Est. T.C.V.	DEVARTI DAVID & RABINOWITZ ELLEN
Property Class: 401		6399 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	97.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME 9.30PSF			12807 SqFt	9.30000	110		CORNER, MINOR & GRANDFATHERED USE	131,012
* denotes lines that do not contribute to the total acreage calculation.								
97 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 131,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	12	0	0
D/W/P: 3.5 Concrete	5.00	100	0	0
Wood Frame	16.35	279	50	2,281
Total Estimated Land Improvements True Cash Value =				2,281

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 824 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	824		
			Total:	115,729	69,436

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,689	2,213
Water Well, 100 Feet	1	4,764	2,858

Porches

WGEP (1 Story)	224	11,820	7,092
WGEP (1 Story)	40	4,066	2,440
CSEP (1 Story)	70	2,568	1,541
CPP	24	519	311

Built-Ins

Appliance Allow.	1	1,418	851
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Totals: 144,573 86,742

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 143,124

2022 Est. T.C.V. 006-662-005-50 = 276,417

Est. TCV/Total Floor Area = 223.64, Most recent sale 12/16/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
145,800	145,800	145,800	144,840	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,600	0	0	-6,640	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,200	138,200	138,200	149,619	138,200	0

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45-006-662-007-00	2022 Est. T.C.V.	RABINOWITZ ELLEN
Property Class: 202		S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*	LOT 7- MULT LOTS DEPTH	0
	66.00	165.00	1.0000	0.0000	0	100*	LOT 12	0
	66.00	165.00	1.0000	0.0000	0	100*	LOT 12	0
2122 COMME \$8.00/SQFT			32670	SqFt	8.00000	100		261,360
* denotes lines that do not contribute to the total acreage calculation.								
198 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	261,360

2022 Est. T.C.V. 006-662-007-00 = 261,360

Est. TCV/Total Floor Area = 211.46

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,900	151,900	151,900	124,584	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-21,200	0	0	4,111	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,700	130,700	130,700	128,695	128,695	0

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45-006-662-008-00	2022 Est. T.C.V.	SUNSET MOON LLC
Property Class: 201		6391 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	97.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		12807 SqFt	12.00000	100				153,680
* denotes lines that do not contribute to the total acreage calculation.								
97 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 153,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.15	100	0	0
D/W/P: 4in Ren. Conc.	5.63	1800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 2 Story Height: 9 Perimeter: 186

Overall Building Height: 16

Base Rate for Upper Floors = 86.91

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.81 100%

Adjusted Square Foot Cost for Upper Floors = 126.72

Total Floor Area: 2,758 Base Cost New of Upper Floors = 349,494

Reproduction/Replacement Cost = 349,494

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 258,626

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 362,076

Replacement Cost/Floor Area= 126.72 Est. TCV/Floor Area= 131.28

Total Estimated True Cash Value of Commercial/Industrial Buildings = 362,076

2022 Est. T.C.V. 006-662-008-00 = 520,756

Est. TCV/Total Floor Area = 188.82, Most recent sale 04/16/2021 for 585,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
231,100	231,100	231,100	221,673	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
33,300	-4,000	0	3,300	35,427	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
260,400	260,400	260,400	232,288	260,400	0

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45-006-662-010-10	2022 Est. T.C.V.	BALLOU CARL
Property Class: 201		6363 W WESTERN AVE #2
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*		0
	20.00	132.00	1.0000	0.0000	0	100*	CORNER - SIDE YARD	0
2122 COMME \$12/SQFT			15856 SqFt	12.00000	100		CORNER INFLUENCE - SHARED DF	190,270
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 190,270

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.86	1500	97	2,706
D/W/P: Brick on Sand	13.38	500	97	6,489

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	91		100	0
SEPTIC TANK 1000 GAL	0.00	1	91		100	0
Total Estimated Land Improvements True Cash Value =						9,195

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1930

Description of Occupancy: DUPLEX - FORMER SCHOOL BLDG

Costs are taken from the Rooming Houses cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
Stories: 1 Story Height: 12 Perimeter: 190
Overall Building Height: 12

Base Rate for Upper Floors = 106.32

Utility Basement Basement, Base Rate for Basement = 38.28

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.05 50%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.05 50%
Combined Heating System adjustment: 20.05 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 13.29
Adjusted Square Foot Cost for Upper Floors = 126.37
Adjusted Square Foot Cost for Basement = 51.57

Total Floor Area: 2,052 Base Cost New of Upper Floors = 259,310
Basement Area: 1,920 Base Cost New of Basement = 99,015

Reproduction/Replacement Cost = 358,325
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 240,078

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost
				Adj.	Adj.	
Total Cost New =						0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 336,109
Replacement Cost/Floor Area= 174.62 Est. TCV/Floor Area= 163.80

Total Estimated True Cash Value of Commercial/Industrial Buildings = 336,109

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2022 Est. T.C.V. 006-662-010-10	=	535,574			
Est. TCV/Total Floor Area = 261.00, Most recent sale 10/29/2020 for 525,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,200	195,200	195,200	195,200	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
42,100	30,500	0	42,100	6,441	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,800	267,800	267,800	243,741	243,741	0

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45-006-662-010-50	2022 Est. T.C.V.	BALLOU CARL
Property Class: 201		6365 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	45.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME 9.30PSF			6332 SqFt	9.30000	100	2020 DRAIN FIELD EVALUATION: SHARED WITH 010-10		58,889
* denotes lines that do not contribute to the total acreage calculation.								
45 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								58,889

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950
Description of Occupancy: BACK - SCHOOL'S GARAGE

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 128
Overall Building Height: 10

Base Rate for Upper Floors = 102.41

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.64 100%
Adjusted Square Foot Cost for Upper Floors = 120.05

Total Floor Area: 1,170 Base Cost New of Upper Floors = 140,459

Reproduction/Replacement Cost = 140,459
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /50 /100/100/28.0
Total Depreciated Cost = 39,329

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 55,060
Replacement Cost/Floor Area= 120.05 Est. TCV/Floor Area= 47.06

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 60
Overall Building Height: 8

Base Rate for Upper Floors = 62.17

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 31.30 100%
Adjusted Square Foot Cost for Upper Floors = 93.47

Total Floor Area: 630 Base Cost New of Upper Floors = 58,886

Reproduction/Replacement Cost = 58,886
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /50 /100/100/26.5
Total Depreciated Cost = 15,605

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 21,847
Replacement Cost/Floor Area= 93.47 Est. TCV/Floor Area= 34.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 76,907

2022 Est. T.C.V. 006-662-010-50 = 135,796

Est. TCV/Total Floor Area = 75.44, Most recent sale 10/29/2020 for 525,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,200	67,200	67,200	67,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	700	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,900	67,900	67,900	69,417	67,900	0

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45-006-662-015-00	2022 Est. T.C.V.	OLD SCHOOL MANAGEMENT LLC
Property Class: 201		6002 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	68.00	165.00	1.0000	0.0000	0	100*	LOT 14	0
	68.00	165.00	1.0000	0.0000	0	100*	LOT 15	0
2122 COMME \$12/SQFT		22433	SqFt	12.00000	100			269,201
* denotes lines that do not contribute to the total acreage calculation.								
136 Actual Front Feet, 0.52 Total Acres								269,201
Total Est. Land Value =								269,201

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost
Total Floor Area: 4000 # of Units: 218
Overall Building Height: 16

Base Rate for Upper Floors = 64.88

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.61 100%
Adjusted Square Foot Cost for Upper Floors = 72.49

Total Floor Area: 4,000 Base Cost New of Upper Floors = 289,960

Reproduction/Replacement Cost = 289,960
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 162,378

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Standard	1 Up	1634.28	4	1.000	1.000	6,537
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Total Cost of Lump-Sum Items = 6,537

Total Cost New = 6,537

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 6,537
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 3,661

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 232,454
Replacement Cost/Floor Area= 74.12 Est. TCV/Floor Area= 58.11

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Garages - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 53

Base Rate for Upper Floors = 71.96

Adjusted Square Foot Cost for Upper Floors = 71.96

Total Floor Area: 351 Base Cost New of Upper Floors = 25,258

Reproduction/Replacement Cost = 25,258
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0

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	Total Depreciated Cost =	12,629
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	17,681
Replacement Cost/Floor Area= 71.96	Est. TCV/Floor Area= 50.37	

Total Estimated True Cash Value of Commercial/Industrial Buildings =	250,135
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2022 Est. T.C.V. 006-662-015-00	=	519,336
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Est. TCV/Total Floor Area = 119.36, Most recent sale 11/02/1998 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
241,100	241,100	241,100	121,722	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,600	0	0	4,016	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
259,700	259,700	259,700	125,738	125,738	0

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45-006-662-017-00	2022 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 201		6060 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	59.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT			9714 SqFt	8.00000	100			77,711
* denotes lines that do not contribute to the total acreage calculation.								
59 Actual Front Feet, 0.22 Total Acres								77,711
Total Est. Land Value =								77,711

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.24	140	97	712
D/W/P: 3.5 Concrete	5.24	95	97	483
D/W/P: 3.5 Concrete	5.24	88	97	447
Total Estimated Land Improvements True Cash Value =				1,642

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Description of Occupancy:

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 220

Base Rate for Upper Floors = 29.59

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.86 100%

Adjusted Square Foot Cost for Upper Floors = 48.45

Total Floor Area: 2,400 Base Cost New of Upper Floors = 116,280

Reproduction/Replacement Cost = 116,280

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0

Total Depreciated Cost = 100,001

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 140,001

Replacement Cost/Floor Area= 48.45 Est. TCV/Floor Area= 58.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 140,001

2022 Est. T.C.V. 006-662-017-00 = 219,354

Est. TCV/Total Floor Area = 91.40, Most recent sale 05/12/2000 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,700	108,700	108,700	90,905	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	2,999	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,700	109,700	109,700	93,904	93,904	0

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45-006-662-018-00	2022 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 201		6064 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		10890 SqFt	8.00000	100				87,120
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 87,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.46	3200	50	3,936
D/W/P: 3.5 Concrete	5.24	120	50	314
Total Estimated Land Improvements True Cash Value =				4,250

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Laundromats cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 184

Base Rate for Upper Floors = 93.22

Mezzanine 1 Storage Base Rate = 24.76

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.19 90%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.51 10%

Combined Heating System adjustment: 5.52 100%

Adjusted Square Foot Cost for Upper Floors = 98.74

Total Floor Area: 2,080 Base Cost New of Upper Floors = 205,383

Mezzanine 1 Area: 764 Base Cost New of Mezzanine = 18,917

Reproduction/Replacement Cost = 224,300

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0

Total Depreciated Cost = 192,898

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 270,057

Replacement Cost/Floor Area= 107.84 Est. TCV/Floor Area= 129.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 270,057

2022 Est. T.C.V. 006-662-018-00 = 361,427

Est. TCV/Total Floor Area = 173.76, Most recent sale 03/30/2006 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,700	173,700	173,700	167,422	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	5,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,700	180,700	180,700	172,946	172,946	0	

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45-006-663-001-00	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		6310 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		10890	SqFt	8.00000	100			87,120

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 87,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.80	3760	50	3,384
Total Estimated Land Improvements True Cash Value =				3,384

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
Description of Occupancy: ADJ TO OFFICE

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 10	Perimeter: 182
Overall Building Height: 10		

Base Rate for Upper Floors = 32.82

Adjusted Square Foot Cost for Upper Floors = 32.82

Total Floor Area: 1,845	Base Cost New of Upper Floors =	60,552
	Reproduction/Replacement Cost =	60,552
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	21,193
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	29,670
Replacement Cost/Floor Area= 32.82	Est. TCV/Floor Area= 16.08	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980
Description of Occupancy: AT OAK ST

Costs are taken from the Office Buildings cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 8	Perimeter: 101
Overall Building Height: 8		

Base Rate for Upper Floors = 89.10

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.13 100%
Adjusted Square Foot Cost for Upper Floors = 94.23

Total Floor Area: 622	Base Cost New of Upper Floors =	58,611
	Reproduction/Replacement Cost =	58,611
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	Total Depreciated Cost =	21,100
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	29,540
Replacement Cost/Floor Area= 94.23	Est. TCV/Floor Area= 47.49	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 59,210

2022 Est. T.C.V. 006-663-001-00	=	149,714
Est. TCV/Total Floor Area = 60.69, Most recent sale 04/20/2018 for 275,000		
2021 Assessed	MBOR	S.E.V. Base for Cap C.P.I.

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	78,700		78,700		78,700		77,571		3.30	
2022	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
			0		-3,800		0		-2,671	0
2022	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
			74,900		74,900		80,130		74,900	0

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45-006-663-007-02	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		5963 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	403.66	1.0000	0.0000	0	100*		0
2122 COMME \$6.00/SQFT		121097	SqFt	6.00000	100		RIVERFRONT ACCCESS- WET	726,581
* denotes lines that do not contribute to the total acreage calculation.								
300 Actual Front Feet, 2.78 Total Acres								Total Est. Land Value = 726,581

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
Description of Occupancy: ON LOT 7

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 123
Overall Building Height: 8

Base Rate for Upper Floors = 77.41

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.61 100%
Adjusted Square Foot Cost for Upper Floors = 97.02

Total Floor Area: 759	Base Cost New of Upper Floors =	73,638
	Reproduction/Replacement Cost =	73,638
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /50 /100/100/23.5	
	Total Depreciated Cost =	17,305

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	24,227
Replacement Cost/Floor Area= 97.02	Est. TCV/Floor Area= 31.92	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: LOT 6 MIDDLE PRT OF BLDG

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 82
Overall Building Height: 8

Base Rate for Upper Floors = 85.82

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.74 100%
Adjusted Square Foot Cost for Upper Floors = 107.56

Total Floor Area: 391	Base Cost New of Upper Floors =	42,055
	Reproduction/Replacement Cost =	42,055
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0	
	Total Depreciated Cost =	19,766

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	27,672
Replacement Cost/Floor Area= 107.56	Est. TCV/Floor Area= 70.77	

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: LOT 6 NORTH PRT OF BLDG

Costs are taken from the Garages - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 94
Overall Building Height: 8

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Base Rate for Upper Floors = 75.12

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.49 100%
Adjusted Square Foot Cost for Upper Floors = 80.61

Total Floor Area: 562 Base Cost New of Upper Floors = 45,303

Reproduction/Replacement Cost = 45,303

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 21,292

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 29,809

Replacement Cost/Floor Area= 80.61 Est. TCV/Floor Area= 53.04

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: LOT 5 SOUTH PRT OF BLDG

Costs are taken from the Garages - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 78

Base Rate for Upper Floors = 76.44

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.49 100%
Adjusted Square Foot Cost for Upper Floors = 80.93

Total Floor Area: 327 Base Cost New of Upper Floors = 26,464

Reproduction/Replacement Cost = 26,464

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 12,438

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 4 = 17,413

Replacement Cost/Floor Area= 80.93 Est. TCV/Floor Area= 53.25

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1940

Description of Occupancy: PUTT PUTT RENTAL & GIFT SALES

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 158

Overall Building Height: 8

Base Rate for Upper Floors = 47.23

Adjusted Square Foot Cost for Upper Floors = 47.23

Total Floor Area: 1,240 Base Cost New of Upper Floors = 58,566

Reproduction/Replacement Cost = 58,566

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0

Total Depreciated Cost = 24,012

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/MINGC/MINQA	4108.57	18	1.00	50	36,977

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 5 = 85,385

Replacement Cost/Floor Area= 106.87 Est. TCV/Floor Area= 68.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 184,506

2022 Est. T.C.V. 006-663-007-02 = 911,087

Est. TCV/Total Floor Area = 277.86, Most recent sale 06/18/2013 for 275,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	536,800		536,800	536,800	315,117	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-81,300	0	0	10,398	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	455,500		455,500	455,500	325,515	325,515	0

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Valuation Report

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45-006-663-008-00	2022 Est. T.C.V.	PROUT RENTAL #1 LLC
Property Class: 201		5955 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	138.00	158.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$12/SQFT			10890	SqFt	12.00000	100	CORNER LOCATION INFLUENCE	130,680
* denotes lines that do not contribute to the total acreage calculation.								
138 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 130,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 255
Overall Building Height: 10

Base Rate for Upper Floors = 137.06

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.41 100%
Adjusted Square Foot Cost for Upper Floors = 164.47

Total Floor Area: 1,450	Base Cost New of Upper Floors =	238,483
	Reproduction/Replacement Cost =	238,483
Eff.Age:12	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0	
	Total Depreciated Cost =	181,247

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	253,746
Replacement Cost/Floor Area= 164.47	Est. TCV/Floor Area= 175.00	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 253,746

2022 Est. T.C.V. 006-663-008-00	=	389,426			
Est. TCV/Total Floor Area = 268.57, Most recent sale 06/28/2021 for 408,800					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,500	197,500	197,500	180,503	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,800	0	0	14,197	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,700	194,700	194,700	186,459	194,700	0

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Valuation Report

DB: 2022Ga

45-006-663-008-05	2022 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 202		S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	82.00	132.00	1.0000	0.0000	0 100*	0
2122 COMME \$12/SQFT		10824	SqFt	12.00000	100	129,888
* denotes lines that do not contribute to the total acreage calculation.						
82 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	129,888

2022 Est. T.C.V. 006-663-008-05 = 129,888

Est. TCV/Total Floor Area = 89.58, Most recent sale 07/01/2021 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,600	83,600	83,600	46,672	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,100	2,600	0	19,680	1,452	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	46,712	64,900	0	

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45-006-663-010-00	2022 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 201		6281 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	163.00	65.00	1.0000	0.0000	0	100*	RIVER/PRGRSN	0
2122 COMME \$25.00/SQFT			7971 SqFt	25.00000	100		RIVERFRONT SITE - ACCESS	199,287
2122 COMME \$0/SQFT ROW			2614 SqFt	0.00000	100		ESTIMATED AREA IN RIVER	0
* denotes lines that do not contribute to the total acreage calculation.								
163 Actual Front Feet, 0.24 Total Acres								199,287
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SH	30.50	50	100	1,525
Total Estimated Land Improvements True Cash Value =				1,525

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Costs are taken from the Restaurants - Snack Bars cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 325

Overall Building Height: 8

Base Rate for Upper Floors = 129.63

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.66 100%

Adjusted Square Foot Cost for Upper Floors = 141.29

Total Floor Area: 967 Base Cost New of Upper Floors = 136,627

Reproduction/Replacement Cost = 136,627

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 98,371

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 137,720

Replacement Cost/Floor Area= 141.29 Est. TCV/Floor Area= 142.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 137,720

2022 Est. T.C.V. 006-663-010-00 = 338,532

Est. TCV/Total Floor Area = 350.08, Most recent sale 07/01/2021 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
216,800	216,800	216,800	78,452	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-29,300	18,200	0	97,434	6,586
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,300	169,300	169,300	74,237	169,300	0

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45-006-663-014-00	2022 Est. T.C.V.	DOWD MICHAEL KEVIN TRUST
Property Class: 401		6180 W CRYSTAL BEND DR
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value B> GROUP B 100K					100000	100		100,000
43 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
Total:				180,310	117,207

Other Additions/Adjustments

Basement Living Area	1296	40,202	26,131
Basement, Outside Entrance, Below Grade	1	2,215	1,440

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	688	9,921	6,449
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Deck

Treated Wood	240	4,042	2,627
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	12,531
Common Wall: 1/2 Wall	1	-957	-622
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
2nd on Same Stack	1	3,776	2,454

Totals: 284,627 185,011

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCv: 305,268

Parcel Number: 45-006-663-014-00

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2022	Est. T.C.V.	006-663-014-00	=	406,768		
Est. TCV/Total Floor Area = 313.86, Most recent sale 08/31/2015 for 410,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	186,600	186,600	186,600	166,878	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,800	0	0	5,506	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	203,400	203,400	203,400	172,384	172,384	0

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45-006-663-018-00	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		6300 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		10890	SqFt	8.00000	100			87,120

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 87,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.80	2920	50	2,628
Total Estimated Land Improvements True Cash Value =				2,628

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986
Description of Occupancy: ADDRESS 6290 EAST MOST BLDG

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 9	Perimeter: 196
Overall Building Height: 10		

Base Rate for Upper Floors = 30.66

Adjusted Square Foot Cost for Upper Floors = 30.66

Total Floor Area: 2,328	Base Cost New of Upper Floors =	71,377
	Reproduction/Replacement Cost =	71,377
Eff.Age:13	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0	
	Total Depreciated Cost =	42,112
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	58,957
Replacement Cost/Floor Area= 30.66	Est. TCV/Floor Area= 25.33	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1984
Description of Occupancy: ADDRESS 6300 WEST BLDG

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 12	Perimeter: 169
Overall Building Height: 12		

Base Rate for Upper Floors = 34.62

Adjusted Square Foot Cost for Upper Floors = 34.62

Total Floor Area: 1,659	Base Cost New of Upper Floors =	57,435
	Reproduction/Replacement Cost =	57,435
Eff.Age:13	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0	
	Total Depreciated Cost =	33,887
ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 2 =	47,441
Replacement Cost/Floor Area= 34.62	Est. TCV/Floor Area= 28.60	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 106,398

2022 Est. T.C.V. 006-663-018-00	=	196,146		
Est. TCV/Total Floor Area = 49.20, Most recent sale 04/20/2018 for 275,000				
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
99,600	99,600	99,600	95,417	3.30

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2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-1,500	0	0	2,683	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,100		98,100	98,100	98,565	98,100	0

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45-006-670-001-00	2022 Est. T.C.V.	LOUNIS CLAUDIA TRUST
Property Class: 401		3947 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 1 & 2		46364	SqFt	5.00000	100	.83	ACRE	231,820
		1.06	Total Acres				Total Est. Land Value =	231,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
			Total Estimated Land Improvements True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 956 SF Floor Area = 956 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
			Total:	183,997	154,557

Other Additions/Adjustments

Basement Living Area	956	48,383	48,383
Exterior			
Stone Veneer	20	895	752
Plumbing			
Average Fixture(s)	1	2,867	2,408
2 Fixture Bath	1	6,029	5,064
Water/Sewer			
1000 Gal Septic	1	5,290	4,444
Water Well, 200 Feet	1	10,690	8,980
Porches			
WPP	242	6,074	5,102
WPP	120	3,978	3,342

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	509	35,696	29,985
Door Opener	1	662	556

Built-Ins

Appliance Allow.	1	5,926	4,978
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Fireplaces

Exterior 1 Story	1	8,453	7,101
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*100% Good
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Totals: 318,941 275,653

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 413,480

2022 Est. T.C.V. 006-670-001-00 = 650,300

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Est. TCV/Total Floor Area = 680.23, Most recent sale 06/17/2016 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
269,400	269,400	269,400	266,936	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,800	0	0	8,808	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
325,200	325,200	325,200	275,744	275,744	275,744	

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45-006-670-002-00	2022 Est. T.C.V.	COLLIER MICHAEL F & MARION T
Property Class: 401		3949 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 1 & 2		40843	SqFt	5.00000	100		LOT 2	204,215
	0.94	Total Acres					Total Est. Land Value =	204,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	22.61	200	0	0
D/W/P: 3.5 Concrete	6.56	134	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 2217 SF Floor Area = 3402 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,390		
2 Story	Block	Slab	827		
0.5 Story	Siding	Overhang	21		
		Total:		411,056	267,185

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,853	1,204
3 Fixture Bath	1	5,827	3,788

Water/Sewer

1000 Gal Septic	1	4,807	3,125
Water Well, 200 Feet	1	10,138	6,590

Porches

WCP (1 Story)	32	2,385	1,550
WPP	21	1,082	703

Balcony

Wood Balcony	36	1,527	993
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	611	33,758	21,943
Common Wall: 1 Wall	1	-2,658	-1,728
Door Opener	1	583	379

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	1	7,349	4,777
Exterior 2 Story	1	8,947	5,816

Deck

Treated Wood	723	8,611	5,597
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Totals: 498,704 324,157

Notes:

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ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 486,236

2022 Est. T.C.V. 006-670-002-00	=	697,951				
Est. TCV/Total Floor Area = 205.16, Most recent sale 10/27/2006 for 692,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,900	278,900	278,900	185,875	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	70,100	0	0	6,133	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
349,000	349,000	349,000	192,008	192,008		0

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45-006-670-003-00	2022 Est. T.C.V.	LANGNAS ALAN & DOHMANN DANIELLE
Property Class: 402		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GLEN CREST LOT 3-5-20		71046	SqFt	4.00000	100	284,185
	1.63	Total Acres			Total Est. Land Value =	284,185

2022 Est. T.C.V. 006-670-003-00 = 284,185

Est. TCV/Total Floor Area = 83.53, Most recent sale 04/23/2021 for 290,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
106,600	106,600	106,600	105,542	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,500	0	0	36,558	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,100	142,100	142,100	109,024	142,100	0

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45-006-670-005-00	2022 Est. T.C.V.	RENTENBACH FAMILY REVOCABLE TRUST
Property Class: 401		3961 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20		87120	SqFt	4.00000	100			348,480
		2.00	Total Acres				Total Est. Land Value =	348,480

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
				Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = 1506 SF Floor Area = 1986 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	960		
1 Story	Siding	Basement	546		
		Total:		213,151	127,876

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	30	1,934	1,160
WPP	504	7,308	4,385
WPP	31	1,378	827

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,142	1,885
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 2 Story	1	6,942	4,165
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Totals: 254,416 152,634

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 228,951

2022 Est. T.C.V. 006-670-005-00 = 582,431

Est. TCV/Total Floor Area = 293.27, Most recent sale 02/07/1997 for 283,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
230,300	230,300	230,300	134,302	3.30	
2022	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
	0	60,900	0	0	4,431 0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
291,200	291,200	291,200	138,733	138,733	138,733

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45-006-670-005-10	2022 Est. T.C.V.	EICHSTADT JOHN LARUE II & JUDY
Property Class: 401		3967 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	350.00	1.0000	1.0000	0	100		0
GLEN CREST LOT 3-5-20		34979	SqFt	4.00000	100			139,915
100 Actual Front Feet, 1.61 Total Acres							Total Est. Land Value =	139,915

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
			Total:	138,230	76,032
Other Additions/Adjustments					
	Recreation Room		864	14,455	7,227
	Basement, Outside Entrance, Below Grade		1	2,215	1,218
Plumbing					
	Average Fixture(s)		1	1,277	702
Water/Sewer					
	1000 Gal Septic		1	4,209	2,315
	Water Well, 100 Feet		1	5,025	2,764
Porches					
	WPP		304	4,435	2,439
Built-Ins					
	Appliance Allow.		1	2,394	1,317
Fireplaces					
	Interior 1 Story		1	4,619	2,540
			Totals:	176,859	96,554

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 144,831

2022 Est. T.C.V. 006-670-005-10		=	286,246		
Est. TCV/Total Floor Area = 220.87					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,700	115,700	115,700	78,474	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,400	0	2,589	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,100	143,100	143,100	81,063	81,063	81,063

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45-006-670-005-20	2022 Est. T.C.V.	EICHSTADT JAMES NEIL
Property Class: 401		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20		27007	SqFt	4.00000	100			108,029
		0.62	Total Acres				Total Est. Land Value =	108,029

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	906	26,691	14,680
Door Opener	1	420	231

Totals: 27,111 14,911

Notes:

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 1.500 => TCV: 22,367

2022 Est. T.C.V. 006-670-005-20 = 130,396

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,400	49,400	49,400	28,860	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	952	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,200	65,200	65,200	29,812	29,812	0	

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45-006-681-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		S DUNN HWY
Map #:	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$120001600.001225.13	0.5000	1.3684	12000	100				13,136,960
1600 Actual Front Feet, 45.00	Total Acres		Total Est. Land Value =					13,136,960

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Costs are taken from the Motels - Guest Rooms cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Total Floor Area: 2252 # of Units: 230

Base Rate for Upper Floors = 77.88

Adjusted Square Foot Cost for Upper Floors = 77.88

Total Floor Area: 2,252 Base Cost New of Upper Floors = 175,385

Reproduction/Replacement Cost = 175,385

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 61,385

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 61,385

Replacement Cost/Floor Area= 77.88 Est. TCV/Floor Area= 27.26

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,385

2022 Est. T.C.V. 006-681-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		0

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45-006-695-001-00	2022 Est. T.C.V.	HOAGLAND JOHN T & SHIRLEY T
Property Class: 408		6168 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	250.00	0.9040	0.9235	10000	100		834,823
GRADE B 10K	40.00	350.00	0.9040	0.9713	10000	100		351,215
140 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								1,186,038

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2167 SF Floor Area = 3074 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,634		
2 Story	Siding	Slab	533		
1 Story	Siding	Overhang	302		
1 Story	Siding	Overhang	72		
Total:				366,103	274,579

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Water/Sewer

1000 Gal Septic	1	4,877	3,658
2000 Gal Septic	1	9,576	7,182
Water Well, 100 Feet	1	5,403	4,052

Porches

CPP	408	7,034	5,275
CPP	96	2,124	1,593

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	302	17,987	13,490
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 433,537 325,153

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 617,791

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1967

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(11) Heating System: Electric Baseboard
Ground Area = 576 SF Floor Area = 1694 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Overhang	1118		
			Total:	179,116	134,336

Other Additions/Adjustments

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	864	43,917	32,938
Door Opener	3	1,773	1,330

Totals: 224,806 168,604

Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE & MEETING ROOM

ECF (4134 BIG GLEN) 1.900 => TCV: 320,348

2022 Est. T.C.V. 006-695-001-00 = 2,133,677

Est. TCV/Total Floor Area = 447.50, Most recent sale 08/28/1992 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,028,400	1,028,400	1,028,400	504,138	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,400	0	0	16,636	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,066,800	1,066,800	1,066,800	520,774	520,774	520,774	

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45-006-695-002-00	2022 Est. T.C.V.	CAESAR MARTHA J TRUST
Property Class: 408		6170 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	255.00	1.0000	0.9262	10000	100		926,238
100 Actual Front Feet, 0.58 Total Acres					Total Est.		Land Value =	926,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.35	64	50	971
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,471

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2024 SF Floor Area = 2024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,024		
			Total:	235,968	151,024

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
3 Fixture Bath	2	8,039	5,145

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Porches

CPP	120	2,053	1,314
WPP	516	7,482	4,788

Built-Ins

Appliance Allow.	1	2,394	1,532
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Fireplaces

Exterior 1 Story	1	5,635	3,606
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Totals: 272,082 174,136

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 330,858

2022 Est. T.C.V. 006-695-002-00 = 1,260,567

Est. TCV/Total Floor Area = 622.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
616,700	616,700	616,700	355,413	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	11,728	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
630,300	630,300	630,300	367,141	367,141	0	

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45-006-695-003-00	2022 Est. T.C.V.	MILLER NATHALENE M TRUST
Property Class: 408		6178 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	265.00	1.0000	0.9316	10000	100		931,598
100 Actual Front Feet, 0.61 Total Acres					Total Est.		Land Value =	931,598

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1817 SF Floor Area = 2513 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,150		
1 Story	Siding	Crawl Space	667		
1 Story	Siding	Overhang	121		
		Total:		299,662	194,782

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
2 Fixture Bath	2	7,921	5,149

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CCP (1 Story)	96	3,001	1,951
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Deck

Treated Wood	696	8,603	5,592
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	24,660	16,029
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 1 Story	1	7,378	4,796
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Totals: 364,718 237,069

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 450,431

2022 Est. T.C.V. 006-695-003-00 = 1,383,529

Est. TCV/Total Floor Area = 550.55, Most recent sale 09/21/2001 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
673,300	673,300	673,300	362,211	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,500	0	0	11,952	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	691,800	691,800	691,800	374,163	374,163	0

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45-006-695-004-00	2022 Est. T.C.V.	MILLER MARGARET NAIL TRUST
Property Class: 408		6188 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	286.00	1.0000	0.9423	10000	100		942,316
100 Actual Front Feet, 0.66 Total Acres					Total	Est.	Land Value =	942,316

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: No Heating/Cooling
Ground Area = 2297 SF Floor Area = 2297 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,297		
			Total:	298,385	280,481

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,767
3 Fixture Bath	1	5,911	5,556
2 Fixture Bath	1	3,960	3,722
Separate Shower	1	2,394	2,250

Water/Sewer

2000 Gal Septic	1	9,576	9,001
Water Well, 50 Feet	1	2,527	2,375

Porches

CPP	27	753	708
WPP	687	12,764	11,998
CPP	20	547	514

Deck

Treated Wood	32	1,285	1,208
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	648	30,171	28,361
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Built-Ins

Appliance Allow.	1	3,439	3,233
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Fireplaces

Interior 1 Story	1	5,984	5,625
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Totals: 379,576 356,799

Notes: HOLDING TANKS

ECF (4134 BIG GLEN) 1.900 => TCV: 677,919

2022 Est. T.C.V. 006-695-004-00 = 1,620,235

Est. TCV/Total Floor Area = 705.37

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
782,300	782,300	782,300	650,647	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,800	0	21,471	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
810,100	810,100	810,100	672,118	672,118	672,118	

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45-006-695-005-00	2022 Est. T.C.V.	TEFFT CARVEL FORREST & ANN R
Property Class: 408		6198 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	65.00	335.00	1.0000	0.9649	10000	100	EASEMENT TO LK	627,208
GROUP D 5500/	35.00	335.00	1.0000	0.9491	5500	100		182,701
100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								809,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	342	50	6,351
D/W/P: 3.5 Concrete	5.70	655	0	0
D/W/P: 3.5 Concrete	5.70	12	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
BOAT HOIST	2,000.00	1	95	1,900
Total Estimated Land Improvements True Cash Value =				10,626

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1832 SF Floor Area = 1832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,832		
			Total:	216,451	140,690

Other Additions/Adjustments

Exterior		
Stone Veneer	40	1,314 854

Plumbing		
Average Fixture(s)	1	1,277 830
3 Fixture Bath	1	4,020 2,613
2 Fixture Bath	1	2,690 1,748

Water/Sewer		
2000 Gal Septic	1	8,364 5,437
Water Well, 50 Feet	1	2,324 1,511

Porches		
CPP	556	7,428 4,828

Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	303	12,547 8,156
Common Wall: 1 Wall	1	-1,920 -1,248

Built-Ins		
Appliance Allow.	1	2,394 1,556

Fireplaces		
Interior 1 Story	1	4,619 3,002

Deck		
w/Roof (Roof portion)	135	2,074 1,348

Totals: 263,582 171,325

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 325,518

2022 Est. T.C.V. 006-695-005-00 = 1,146,054

Est. TCV/Total Floor Area = 625.58, Most recent sale 10/31/1979 for 112,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
559,400	559,400	559,400	224,422	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	7,405	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
573,000	573,000	573,000	231,827	231,827	0	

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45-006-695-005-50	2022 Est. T.C.V.	HAYS MATT F & LAURA M
Property Class: 408		6238 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	257.00	1.0000	0.9273	10000	100		927,324
100 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =			927,324

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	376	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1961

(11) Heating System: Electric Baseboard
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	123,136	67,726

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	702		

Water/Sewer					
1000 Gal Septic	1	4,209	2,315		
Water Well, 100 Feet	1	5,025	2,764		

Deck					
Treated Wood	518	6,687	3,678		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	21,639	11,901
Door Opener	1	473	260

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals: 170,475 93,762

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 178,148

2022 Est. T.C.V. 006-695-005-50 = 1,107,972

Est. TCV/Total Floor Area = 1025.90, Most recent sale 07/31/2020 for 1,125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
546,700	546,700	546,700	546,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	7,300	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
554,000	554,000	554,000	564,741	554,000	0	

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Valuation Report

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45-006-695-006-00	2022 Est. T.C.V.	DEERHAKE BARBARA M TRUST
Property Class: 408		6210 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	480.00	1.0000	1.0184	10000	100		1,018,422
100 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			1,018,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	342	50	7,406

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	2	100	4,000
Total Estimated Land Improvements True Cash Value =				18,906

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2293 SF Floor Area = 4038 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,153		
1 Story	Siding	Slab	140		
1 Story	Siding	Overhang	65		
1 Story	Siding	Overhang	65		
Total:				496,360	397,062

Other Additions/Adjustments

Exterior			
Stone Veneer	250	11,188	8,950

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	2	18,088	14,470
2 Fixture Bath	1	6,029	4,823
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CSEP (1 Story)	208	10,916	8,733
CCP (1 Story)	195	6,412	5,130
CCP (1 Story)	122	4,159	3,327

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	786	41,375	33,100
Storage Over Garage	589	11,038	8,830
Common Wall: 1/2 Wall	1	-1,577	-1,262
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Interior 2 Story	1	8,308	6,646
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Totals:		636,116	508,865
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 966,844

2022 Est. T.C.V. 006-695-006-00	=	2,004,172
Est. TCV/Total Floor Area = 496.33		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
973,300 973,300 973,300	440,459	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 28,800 0	0	14,535 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,002,100 1,002,100 1,002,100	454,994	454,994 0

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45-006-695-007-00	2022 Est. T.C.V.	GARDNER AUDRIE ANA TRUST
Property Class: 408		6224 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	370.00	1.0000	0.9794	10000	100		979,427
100 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =								979,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	369	50	6,852
D/W/P: Crushed Rock	1.96	1792	0	0
Wood Frame	24.70	107	50	1,321

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				15,173

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = 1719 SF Floor Area = 1719 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,719		
			Total:	203,734	132,421

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	238	7,690	4,998
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	542	20,612	13,398
Door Opener	2	946	615

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Deck

Treated Wood	1279	14,376	9,344
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Totals: 271,592 176,527

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 335,401

2022 Est. T.C.V. 006-695-007-00 = 1,330,001

Est. TCV/Total Floor Area = 773.71, Most recent sale 01/10/2022 for 2,085,000

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2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	647,600	647,600	647,600	289,468	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	3,600	13,800	0	3,600	9,552	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	665,000	665,000	665,000	302,620	302,620	0

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Valuation Report

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45-006-697-001-00	2022 Est. T.C.V.	CORNERSTONE HOMES TC LLC
Property Class: 401		6493 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	100.00	255.00	1.0000	1.0000	300	100		30,000
100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			30,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 1257 SF Floor Area = 1886 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,257		
			Total:	192,379	190,454

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,020	-3,980

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			741	25,609	25,353
Common Wall: 1 Wall			1	-2,324	-2,301
			Totals:	211,644	209,526

Notes:

ECF (4031 RURAL) 1.200 => TCV: 251,431
40% Completed => Est. True Cash Value 2022 = 100,573

2022 Est. T.C.V. 006-697-001-00					=	130,573
Est. TCV/Total Floor Area = 69.23, Most recent sale 11/20/2020 for 80,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	15,000	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
50,300	0	0	50,300	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,300	65,300	65,300	65,795	65,300	0	

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DB: 2022Ga

45-006-697-002-00	2022 Est. T.C.V.	CORNERSTONE HOMES TC LLC
Property Class: 401		6495 S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	100.00	252.00	1.0000	1.0000	300	100		30,000
100 Actual Front Feet,	0.58	Total Acres			Total Est. Land Value =			30,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 2247 SF Floor Area = 2247 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,247		
			Total:	253,299	250,765

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,020	-3,980

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			533	20,377	20,173
Common Wall: 1.5 Wall			1	-3,485	-3,450
			Totals:	266,171	263,508

Notes:

ECF (4031 RURAL) 1.200 => TCV: 316,210
40% Completed => Est. True Cash Value 2022 = 126,484

2022 Est. T.C.V. 006-697-002-00					=	156,484
Est. TCV/Total Floor Area = 69.64, Most recent sale 11/20/2020 for 80,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	15,000	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
63,200	0	0	63,200	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,200	78,200	78,200	78,695	78,200	0	

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45-006-697-003-00	2022 Est. T.C.V.	UNGER SUSAN J TRUSTEE OF QPRT 50%
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
DUNNS 300	100.00	245.00	1.0000	1.0000	300	100	
100 Actual Front Feet, 0.56 Total Acres							
							Total Est. Land Value =
							30,000

2022 Est. T.C.V. 006-697-003-00 = 30,000

Est. TCV/Total Floor Area = 13.35, Most recent sale 03/07/2008 for 81,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	13,993	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	461	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	14,454	14,454	0	

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45-006-697-004-00	2022 Est. T.C.V.	UNGER TIMOTHY J TRUSTEE QPRT 50%
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	50.00	245.00	1.0000	1.0000	300	50	NONCONFORMING	7,500
50 Actual Front Feet, 0.28 Total Acres								
Total Est. Land Value =								7,500

2022 Est. T.C.V. 006-697-004-00 = 7,500

Est. TCV/Total Floor Area = 3.34, Most recent sale 10/07/2005 for 55,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,106	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	102	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	3,208	3,208	0	

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45-006-697-004-10	2022 Est. T.C.V.	ROSE JAMES G & KATHRYN O
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DUNNS 300	50.00	245.00	1.0000	1.0000	300	50	NON CONFORMING NOT BUILDABLE	7,500	
50 Actual Front Feet,	0.28	Total Acres			Total Est. Land Value =			7,500	

2022 Est. T.C.V. 006-697-004-10 = 7,500

Est. TCV/Total Floor Area = 3.34, Most recent sale 04/21/2000 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	3,106	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	102	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	3,208	3,208	0

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45-006-697-005-00	2022 Est. T.C.V.	ROSE JAMES G & KATHRYN O
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
DUNNS 300	100.00	252.00	1.0000	1.0000	300	100	
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =
							30,000

2022 Est. T.C.V. 006-697-005-00 = 30,000

Est. TCV/Total Floor Area = 13.35, Most recent sale 04/21/2000 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	13,993	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	461	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	14,454	14,454	0	

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45-006-697-006-00	2022 Est. T.C.V.	ROSE JIM & KATIE
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 300	100.00	275.00	1.0000	1.0000	300	100		30,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								30,000

2022 Est. T.C.V. 006-697-006-00	=	30,000
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Est. TCV/Total Floor Area = 13.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,000	15,000	15,000	13,993	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	461	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	14,454	14,454	0

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45-006-700-001-00	2022 Est. T.C.V.	IM GLAD WE DIDNT GO TO HAWAII LLC
Property Class: 408		6997 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636-9711

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	110.00	150.00	0.9811	0.7471	8000	100		645,002
90 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			645,002

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	90	0	0
Dock: Light posts	41.15	810	50	16,666
D/W/P: 3.5 Concrete	6.56	30	0	0
D/W/P: 3.5 Concrete	6.56	90	0	0
D/W/P: Flagstone/Sand	22.61	200	0	0
Wood Frame	29.48	153	50	2,255

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				38,921

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977

(11) Heating System: Forced Heat & Cool
Ground Area = 1597 SF Floor Area = 2140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,597		
1 Story	Siding	Overhang	144		
Total:				275,923	206,941

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	114	5,870	4,402
WPP	605	11,259	8,444

Deck

Treated Wood	276	4,695	3,521
Treated Wood	120	2,702	2,026

Balcony

Wood Balcony	52	2,238	1,678
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	36,664	27,498
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	2	1,182	886

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	334	19,215	14,411
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Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 1 Story

1

7,378

5,533

Totals:

391,850

293,882

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 558,376

2022 Est. T.C.V. 006-700-001-00 = 1,242,299

Est. TCV/Total Floor Area = 580.51, Most recent sale 06/20/2014 for 939,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
536,600	536,600	536,600	514,605	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	84,500	0	0	16,981	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
621,100	621,100	621,100	531,586	531,586	0	

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45-006-700-002-01	2022 Est. T.C.V.	KLOSTERMAN JONI C TRUST
Property Class: 408		6983 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	175.00	1.0000	0.7800	8000	33	INTEREST SPLIT	33.333% 205,923
100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			205,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	336,627	77,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	662
3 Fixture Bath	1	9,044	2,089

Water/Sewer

1000 Gal Septic	1	5,290	1,222
Water Well, 100 Feet	1	5,664	1,308

Deck

Treated Wood	211	4,121	952
Treated Wood	176	3,636	840

Built-Ins

Appliance Allow.	1	5,926	1,369
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Fireplaces

Exterior 1 Story	1	8,453	1,953
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Totals: 381,628 88,156

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 167,496

2022 Est. T.C.V. 006-700-002-01 = 390,919

Est. TCV/Total Floor Area = 176.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,500	168,500	168,500	116,593	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,000	0	3,847	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,500	195,500	195,500	120,440	120,440	0

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DB: 2022Ga

45-006-700-002-02	2022 Est. T.C.V.	DYKSTRA CHARLES A & MARCIA
Property Class: 408		6983 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	175.00	1.0000	0.7800	8000	33	INTEREST SPLIT	205,923
100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			205,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	336,627	77,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	662
3 Fixture Bath	1	9,044	2,089

Water/Sewer

1000 Gal Septic	1	5,290	1,222
Water Well, 100 Feet	1	5,664	1,308

Deck

Treated Wood	211	4,121	952
Treated Wood	176	3,636	840

Built-Ins

Appliance Allow.	1	5,926	1,369
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Fireplaces

Exterior 1 Story	1	8,453	1,953
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Totals: 381,628 88,156

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 167,496

2022 Est. T.C.V. 006-700-002-02 = 390,919

Est. TCV/Total Floor Area = 176.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,500	168,500	168,500	116,534	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,000	0	3,845	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,500	195,500	195,500	120,379	120,379	0	

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Valuation Report

DB: 2022Ga

45-006-700-002-03	2022 Est. T.C.V.	BARTELS KATHLEEN A TRUST
Property Class: 408		6983 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
GRADE"C" 8000	100.00	175.00	1.0000	0.7800	8000	33	INTEREST SPLIT	33.333%	205,923
100 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value =	205,923

Land Improvement Cost Estimates

Description		Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75		7,500.00	1	100	7,500
LAND IMPROVEMENTS 10		10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =					17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
Total:				336,627	77,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	662
3 Fixture Bath	1	9,044	2,089

Water/Sewer

1000 Gal Septic	1	5,290	1,222
Water Well, 100 Feet	1	5,664	1,308

Deck

Treated Wood	211	4,121	952
Treated Wood	176	3,636	840

Built-Ins

Appliance Allow.	1	5,926	1,369
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Fireplaces

Exterior 1 Story	1	8,453	1,953
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Totals: 381,628 88,156

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 167,496

2022 Est. T.C.V. 006-700-002-03 = 390,919

Est. TCV/Total Floor Area = 176.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,500	168,500	168,500	116,534	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,000	0	3,845	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,500	195,500	195,500	120,379	120,379	0	

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Valuation Report

DB: 2022Ga

45-006-700-003-00	2022 Est. T.C.V.	BLOOM FELICIA S
Property Class: 408		6971 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	200.00	1.0000	0.8931	10000	100		893,092
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								893,092

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	16.40	878	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 10 Blt 1989

(11) Heating System: Heat Pump
Ground Area = 2341 SF Floor Area = 4094 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,201		
1+ Story	Siding	Slab	140		
1 Story	Siding	Overhang	102		
Total:				655,886	459,082

Other Additions/Adjustments

Recreation Room	1983	51,974	36,382
Basement, Outside Entrance, Below Grade	4	14,735	10,314

Plumbing

Average Fixture(s)	1	2,867	2,007
3 Fixture Bath	4	36,176	25,323
2 Fixture Bath	3	18,088	12,662

Water/Sewer

1000 Gal Septic	1	5,290	3,703
Water Well, 100 Feet	1	5,664	3,965

Porches

WPP	264	6,241	4,369
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Balcony

Wood Balcony	32	1,536	1,075
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	600	11,244	7,871
Common Wall: 1 Wall	1	-3,154	-2,208
Door Opener	3	1,986	1,390
Base Cost	1052	57,334	40,134

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	312	14,380	10,066
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Built-Ins

Appliance Allow.	1	5,926	4,148
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Fireplaces

Prefab 2 Story	2	9,400	6,580
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Parcel Number: 45-006-700-003-00

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Totals: 895,573 626,863

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,191,040

2022 Est. T.C.V. 006-700-003-00				= 2,094,132		
Est. TCV/Total Floor Area = 511.51						
2021 Assessed	MBOR		S.E.V.	Base for Cap	C.P.I.	
953,800	953,800	953,800		570,888	3.30	
2022 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	93,300	0		0	18,839	0
2022 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
1,047,100	1,047,100	1,047,100		589,727	589,727	589,727

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Valuation Report

DB: 2022Ga

45-006-700-004-00	2022 Est. T.C.V.	HUGHES KAY B
Property Class: 408		6963 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	95.00	240.00	1.0155	0.9179	10000	100		885,482
95 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =			885,482

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	360	0	0
Wood Frame	20.54	288	50	2,958

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,958

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1744 SF Floor Area = 1744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,744		
			Total:	239,858	167,893

Other Additions/Adjustments

Recreation Room	1486	24,861	17,403
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Basement, Outside Entrance, Below Grade	1	2,215	1,550
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Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	2	8,039	5,627

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WGEP (1 Story)	88	7,685	5,379
WGEP (1 Story)	120	9,480	6,636
WCP (1 Story)	160	5,963	4,174
WCP (1 Story)	188	6,672	4,670

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Deck

Treated Wood	770	8,655	6,058
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Totals: 332,084 232,449

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 441,653

2022 Est. T.C.V. 006-700-004-00 = 1,335,093

Est. TCV/Total Floor Area = 765.53, Most recent sale 09/30/2015 for 1,080,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

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533,800	533,800	533,800	517,951	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	133,700	0	0	17,092	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	667,500	667,500	667,500	535,043	535,043	535,043

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Valuation Report

DB: 2022Ga

45-006-700-005-00	2022 Est. T.C.V.	MINOR & REYES & SEWARD
Property Class: 408		6919 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.00	0.8455	0.9491	10000	70	INTEREST SPLIT	561,690
GRADE B 10K	75.00	300.00	0.8455	0.9491	10000	35	SURPLUS ON 70%	210,634
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								772,323

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.41	396	50	3,447

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,447

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1458 SF Floor Area = 1458 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
Total:				175,048	73,521

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	536
3 Fixture Bath	1	4,020	1,688

Water/Sewer

1000 Gal Septic	1	4,209	1,768
Water Well, 100 Feet	1	5,025	2,110

Deck

Treated Wood	312	4,795	2,014
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Built-Ins

Appliance Allow.	1	2,394	1,005
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Fireplaces

Exterior 1 Story	1	5,635	2,367
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Totals: 202,403 85,009

Notes: 6917

ECF (4134 BIG GLEN) 1.900 => TCV: 161,517

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Parcel Number: 45-006-700-005-00

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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	78,275	32,875

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	536

Deck					
Treated Wood			436	5,973	2,509

Built-Ins					
Appliance Allow.			1	2,394	1,005

Fireplaces					
Interior 1 Story			1	4,619	1,940

Totals:				92,538	38,865
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Notes: 6925

ECF (4134 BIG GLEN) 1.900 => TCV: 73,844

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	108,338	45,501

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	447

Built-Ins					
Appliance Allow.			1	1,673	703

Porches					
CPP			24	548	230

Totals:				111,623	46,881
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Notes: 6919

ECF (4134 BIG GLEN) 1.900 => TCV: 89,074

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	63,701	26,754

Other Additions/Adjustments

Plumbing

Parcel Number: 45-006-700-005-00

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Average Fixture(s)	1	1,064	447
Porches			
WGEF (1 Story)	96	7,447	3,128
Built-Ins			
Appliance Allow.	1	1,673	703
Fireplaces			
Interior 1 Story	1	4,067	1,708
Totals:		77,952	32,740

Notes: 6921

ECF (4134 BIG GLEN) 1.900 => TCV: 62,206

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	51,918	21,806

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	447		
Porches					
WGEF (1 Story)	72	6,122	2,571		
WPP	48	1,579	663		
Built-Ins					
Appliance Allow.	1	1,673	703		
Fireplaces					
Interior 1 Story	1	4,067	1,708		
Totals:		66,423	27,898		

Notes: 6927

ECF (4134 BIG GLEN) 1.900 => TCV: 53,006

2022 Est. T.C.V. 006-700-005-00 = 1,220,417

Est. TCV/Total Floor Area = 282.11, Most recent sale 01/06/1982 for 35,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
518,100	518,100	518,100	248,336	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	92,100	0	0	8,195	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
610,200	610,200	610,200	256,531	256,531	0	

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Valuation Report

DB: 2022Ga

45-006-700-005-01	2022 Est. T.C.V.	SEWARD JAMES F & MERRY BETH
Property Class: 408		6919 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.00	0.8455	0.9491	10000	10	INTEREST SPLIT	80,241
GRADE B 10K	75.00	300.00	0.8455	0.9491	10000	5	SURPLUS ON 10%	30,091
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								110,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.41	396	50	3,447

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,447

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1458 SF Floor Area = 1458 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6

Economic Depreciation because of: 50% OF 1/5TH=10%

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
Total:				175,048	10,502

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	77
3 Fixture Bath	1	4,020	241

Water/Sewer

1000 Gal Septic	1	4,209	253
Water Well, 100 Feet	1	5,025	301

Deck

Treated Wood	312	4,795	288
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Built-Ins

Appliance Allow.	1	2,394	144
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Fireplaces

Exterior 1 Story	1	5,635	338
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Totals: 202,403 12,144

Notes: 6917

ECF (4134 BIG GLEN) 1.900 => TCV: 23,074

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5

Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Parcel Number: 45-006-700-005-01

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1 Story	Siding	Slab	672		
Total:				78,275	5,088
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,277	83
Deck					
Treated Wood			436	5,973	388
Built-Ins					
Appliance Allow.			1	2,394	156
Fireplaces					
Interior 1 Story			1	4,619	300
Totals:				92,538	6,015

Notes: 6925

ECF (4134 BIG GLEN) 1.900 => TCV: 11,429

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
Total:				108,338	7,043
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,064	69
Built-Ins					
Appliance Allow.			1	1,673	109
Porches					
CPP			24	548	36
Totals:				111,623	7,257

Notes: 6919

ECF (4134 BIG GLEN) 1.900 => TCV: 13,788

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
Total:				63,701	3,822
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,064	64

Parcel Number: 45-006-700-005-01

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Porches			
WGEP (1 Story)	96	7,447	447
Built-Ins			
Appliance Allow.	1	1,673	100
Fireplaces			
Interior 1 Story	1	4,067	244
Totals:		77,952	4,677

Notes: 6921

ECF (4134 BIG GLEN) 1.900 => TCV: 8,886

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 480 SF Floor Area = 480 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
 Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
Total:				51,918	3,115

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064		64

Porches					
WGEP (1 Story)		72	6,122		367
WPP		48	1,579		95

Built-Ins					
Appliance Allow.		1	1,673		100

Fireplaces					
Interior 1 Story		1	4,067		244
Totals:			66,423		3,985

Notes: 6927

ECF (4134 BIG GLEN) 1.900 => TCV: 7,572

2022 Est. T.C.V. 006-700-005-01 = 183,528

Est. TCV/Total Floor Area = 42.42, Most recent sale 04/02/2003 for 140,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,400	78,400	78,400	75,944	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	2,506	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,800	91,800	91,800	78,450	78,450	0

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Valuation Report

DB: 2022Ga

45-006-700-005-02	2022 Est. T.C.V.	GALE CATHERINE C TRUST
Property Class: 408		6919 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.00	0.8455	0.9491	10000	20	INTEREST SPLIT	160,483
GRADE B 10K	75.00	300.00	0.8455	0.9491	10000	10	SURPLUS ON 20%	60,181
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								220,664

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.41	396	50	3,447

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,447

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
Total:				175,048	21,007

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	153	
3 Fixture Bath	1	4,020	482	

Water/Sewer				
1000 Gal Septic	1	4,209	505	
Water Well, 100 Feet	1	5,025	603	

Deck				
Treated Wood	312	4,795	575	

Built-Ins				
Appliance Allow.	1	2,394	287	

Fireplaces				
Exterior 1 Story	1	5,635	676	

Totals: 202,403 24,288

Notes: 6917

ECF (4134 BIG GLEN) 1.900 => TCV: 46,147

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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1 Story	Siding	Slab	672		
Total:				78,275	9,393
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,277	153
Deck					
Treated Wood			436	5,973	717
Built-Ins					
Appliance Allow.			1	2,394	287
Fireplaces					
Interior 1 Story			1	4,619	554
Totals:				92,538	11,104

Notes: 6925

ECF (4134 BIG GLEN) 1.900 => TCV: 21,098

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
Total:				108,338	13,001
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,064	128
Built-Ins					
Appliance Allow.			1	1,673	201
Porches					
CPP			24	548	66
Totals:				111,623	13,396

Notes: 6919 "BROADVIEW"

ECF (4134 BIG GLEN) 1.900 => TCV: 25,452

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
Total:				63,701	7,645
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,064	128

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Porches			
WGEP (1 Story)	96	7,447	894
Built-Ins			
Appliance Allow.	1	1,673	201
Fireplaces			
Interior 1 Story	1	4,067	488
Totals:		77,952	9,356

Notes: 6921

ECF (4134 BIG GLEN) 1.900 => TCV: 17,776

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
Total:				51,918	6,230

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064	128	

Porches					
WGEP (1 Story)		72	6,122	735	
WPP		48	1,579	189	

Built-Ins					
Appliance Allow.		1	1,673	201	

Fireplaces					
Interior 1 Story		1	4,067	488	
Totals:			66,423	7,971	

Notes: 6927

ECF (4134 BIG GLEN) 1.900 => TCV: 15,145

2022 Est. T.C.V. 006-700-005-02 = 354,729

Est. TCV/Total Floor Area = 82.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,900	150,900	150,900	146,206	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,500	0	0	4,824	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,400	177,400	177,400	151,030	151,030	0

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45-006-700-007-00	2022 Est. T.C.V.	VAN DEINSE THOMAS & ELIZABETH A &
Property Class: 408		6907 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	60.00	310.00	1.1656	0.9538	10000	100		667,040
60 Actual Front Feet, 0.43 Total Acres					Total Est.		Land Value =	667,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.23	180	50	2,540
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,540

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1939

(11) Heating System: Forced Heat & Cool
Ground Area = 2119 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,119		
			Total:	330,823	215,034

Other Additions/Adjustments

Basement Living Area	2091	96,939	63,010
Basement, Outside Entrance, Below Grade	1	3,109	2,021
Basement, Outside Entrance, Above Grade	2	4,132	2,686

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	60	3,869	2,515
WCP (1 Story)	480	18,038	11,725

Deck

Treated Wood	600	7,800	5,070
Pine w/Roof (Deck Portion)	28	939	610
Pine w/Roof (Roof portion)	28	688	447

Built-Ins

Appliance Allow.	2	6,878	4,471
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Fireplaces

Exterior 2 Story	1	8,947	5,816
Direct-Vented Gas	1	3,805	2,473

Totals: 513,909 334,040

Notes: 1939 ORIGINAL + 1982 REMODEL ADDITION

ECF (4134 BIG GLEN) 1.900 => TCV: 634,676

2022 Est. T.C.V. 006-700-007-00

= 1,309,256

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Est. TCV/Total Floor Area = 617.87, Most recent sale 07/13/2020 for 950,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
560,800	560,800	560,800	560,800	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	93,800	0	0	18,506	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
654,600	654,600	654,600	579,306	579,306	579,306	

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45-006-700-007-50	2022 Est. T.C.V.	HAUDAN JENNIFER Z TRUST
Property Class: 408		6893 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	84.00	300.00	1.0537	0.9491	10000	100		840,050
84 Actual Front Feet, 0.58 Total Acres					Total Est.		Land Value =	840,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1989 SF Floor Area = 1989 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,989		
			Total:	266,368	173,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CPP	60	1,442	937
WPP	400	7,484	4,865

Deck

Treated Wood	240	4,289	2,788
Treated Wood	240	4,289	2,788

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	616	26,697	17,353
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	1	5,984	3,890
Prefab 1 Story	1	3,172	2,062

Totals: 346,377 225,146

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 427,777

2022 Est. T.C.V. 006-700-007-50 = 1,272,827
Est. TCV/Total Floor Area = 639.93, Most recent sale 04/30/2021 for 2,000,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Parcel Number: 45-006-700-007-50

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2022	514,500	514,500	514,500	493,423	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	121,900	0	0	142,977	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	636,400	636,400	636,400	509,705	636,400	0

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45-006-700-008-00	2022 Est. T.C.V.	COBB JEFFREY S &
Property Class: 408		6691 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
GRADE B 10K	100.00	300.00	1.0000	0.9491	10000	100	949,095
100 Actual Front Feet, 0.69 Total Acres					Total Est.	Land Value =	949,095

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
1 Story	Siding	Slab	336		
Total:				129,982	71,490

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,064	585

Water/Sewer			
1000 Gal Septic	1	3,937	2,165
Water Well, 100 Feet	1	4,880	2,684

Porches			
CPP	48	943	519
CPP	32	716	394

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 360 12,449 6,847

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Interior 1 Story	1	4,067	2,237
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Totals: 159,711 87,841

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 166,898

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 308 SF Floor Area = 308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	308		

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	Total:	34,650	19,056
Other Additions/Adjustments			
Built-Ins			
Appliance Allow.	1	1,673	920
Fireplaces			
Wood Stove	1	1,859	1,022
Totals:		38,182	20,998

Notes: BOAT HOUSE WITH BATH AND WOOD STOVE

ECF (4134 BIG GLEN) 1.900 => TCV: 39,896

2022 Est. T.C.V. 006-700-008-00 = 1,160,889

Est. TCV/Total Floor Area = 706.14

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
460,200	460,200	460,200	224,253	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	120,200	0	7,400	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
580,400	580,400	580,400	231,653	231,653	0	

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45-006-700-009-00	2022 Est. T.C.V.	SUCIU JAMES N
Property Class: 408		6671 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	150.00	206.00	0.8855	0.8971	10000	100		1,191,477
150 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								1,191,477

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	45.59	175	50	3,989
Wood Frame	44.79	90	50	2,015

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				56,004

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 2579 SF Floor Area = 4686 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,558		
1.25 Story	Siding	Crawl Space	637		
1 Story	Siding	Basement	248		
1 Story	Siding	Slab	136		
1 Story	Block	Overhang	390		
Total:				981,518	912,813

Other Additions/Adjustments

Recreation Room	993	30,515	28,379
Basement Living Area	1558	94,228	87,632
Basement, Outside Entrance, Below Grade	3	13,094	12,177

Plumbing

Average Fixture(s)	1	3,547	3,299
3 Fixture Bath	6	67,032	62,340

Water/Sewer

2000 Gal Septic	1	11,290	10,500
Water Well, 100 Feet	1	6,013	5,592

Porches

WPP	538	12,912	12,008
WPP	136	4,881	4,539

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	745	60,650	56,404
Common Wall: 1 Wall	1	-3,702	-3,443
Door Opener	2	1,490	1,386

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	745	60,650	56,404
Common Wall: 1 Wall	1	-3,702	-3,443

Fireplaces

Interior 2 Story	1	9,411	8,752
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Totals: 1,349,827 1,255,339

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 2,385,144

2022 Est. T.C.V. 006-700-009-00	=	3,632,625				
Est. TCV/Total Floor Area = 775.21, Most recent sale 09/28/2007 for 1,500,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,765,300	1,765,300	1,765,300	1,378,673	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,000	0	0	45,496	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,816,300	1,816,300	1,816,300	1,424,169	1,424,169		0

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45-006-700-010-00	2022 Est. T.C.V.	COOK DOUGLAS M TRUST
Property Class: 408		6653 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	147.67	151.92	0.8896	0.8570	10000	100		1,125,854
148 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								1,125,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	175	50	3,789
D/W/P: Patio Blocks	18.14	80	0	0
D/W/P: Crushed Rock	2.27	1760	0	0
Wood Frame	33.31	160	50	2,665
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				56,454

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 10 Blt 2018

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3276 SF Floor Area = 5284 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,096		
1.5 Story	Siding	Crawl Space	872		
1 Story	Siding	Crawl Space	308		
Total:				815,016	774,244

Other Additions/Adjustments

Recreation Room	1940	50,847	48,305
Basement, Outside Entrance, Below Grade	1	3,684	3,500

Plumbing

Average Fixture(s)	1	2,867	2,724
3 Fixture Bath	6	54,264	51,551

Porches

CCP (1 Story)	29	1,146	1,089
CCP (1 Story)	38	1,452	1,379
WGEP (1 Story)	307	24,597	23,367
Foundation: Basement	307	8,688	8,254
CPP	1145	20,152	19,144

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	812	49,475	47,001
Common Wall: 1 Wall	1	-3,154	-2,996
Door Opener	1	662	629

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 1,032,696 981,191

Notes:

ECF (4134 BIG GLEN) 1.900 => TCv: 1,864,263

2022 Est. T.C.V. 006-700-010-00 = 3,046,571

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Est. TCV/Total Floor Area = 576.57, Most recent sale 11/05/2015 for 1,625,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,482,900	1,482,900	1,482,900	1,269,004	3.30		
2022	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,400	0	0	41,877	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,523,300	1,523,300	1,523,300	1,310,881	1,310,881		0

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45-006-700-012-00	2022 Est. T.C.V.	HEIDRICK LINDSAY T TRUST
Property Class: 408		6641 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	150.00	190.79	0.8855	0.8868	10000	100		1,177,850
150 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								1,177,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	25.47	2000	0	0
D/W/P: Crushed Rock	2.27	1000	0	0
Wood Frame	36.32	103	95	3,554

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				53,554

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = 2023 SF Floor Area = 5303 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,023		
1 Story	Siding	Overhang	477		
1 Story	Siding	Overhang	780		
Total:				808,083	759,580

Other Additions/Adjustments

Recreation Room	1900	49,799	46,811
Basement, Outside Entrance, Below Grade	1	3,684	3,463

Plumbing

Average Fixture(s)	1	2,867	2,695
3 Fixture Bath	3	27,132	25,504
2 Fixture Bath	1	6,029	5,667
Separate Shower	1	2,749	2,584

Water/Sewer

2000 Gal Septic	1	10,315	9,696
Water Well, 100 Feet	1	5,664	5,324

Porches

CCP (1 Story)	56	2,027	1,905
CCP (1 Story)	31	1,216	1,143
CPP	123	2,974	2,796
CPP	477	9,302	8,744
WPP	312	6,633	6,235
WPP	903	18,195	17,103

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	754	47,080	44,255
Common Wall: 1 Wall	1	-3,154	-2,965
Door Opener	2	1,324	1,245

Built-Ins

Appliance Allow.	1	5,926	5,570
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Fireplaces

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Interior 2 Story	1	8,308	7,810	
2nd on Same Stack	1	5,229	4,915	
Local Cost Items				
GENERATOR	1	3,000	2,850	*95% Good
Totals:		1,024,382	962,930	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,829,567

2022 Est. T.C.V. 006-700-012-00					=	3,060,971
Est. TCV/Total Floor Area = 577.21, Most recent sale 09/24/2014 for 1,125,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,491,200	1,491,200	1,491,200	1,106,098	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,300	0	0	36,501	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,530,500	1,530,500	1,530,500	1,142,599	1,142,599		0

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Valuation Report

DB: 2022Ga

45-006-700-013-00	2022 Est. T.C.V.	GLEN LAKE YACHT CLUB
Property Class: 201		6617 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	150.00	215.00	0.8855	0.9028	10000	100		1,199,144
150 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								1,199,144

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	36.53	840	50	15,342
D/W/P: Crushed Rock	1.93	13686	50	13,207
Wood Frame	19.21	500	85	8,164

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	50		100	0
SEPTIC TANK 1000 GAL	0.00	1	50		100	0
DRAIN FIELD	0.00	1	50		100	0
WOOD DECKS	5.25	323	50		100	848
Total Estimated Land Improvements True Cash Value =						47,561

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

Average Fixture(s)	1	1,277	1,124
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Water/Sewer

1000 Gal Septic	1	4,209	3,704
Water Well, 100 Feet	1	5,025	4,422

Porches

WPP	440	6,393	5,626
WPP	170	3,607	3,174
WPP	840	11,516	10,134

Built-Ins

Appliance Allow.	1	2,394	2,107
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Deck

Treated Wood	1040	11,690	10,287
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Totals:	46,111	40,578
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Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 66,954

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984

Costs are taken from the Community Recreation Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 242
Overall Building Height: 8

Parcel Number: 45-006-700-013-00

Page: 2

Base Rate for Upper Floors = 136.12

(10) Heating system: Heat Pump System Cost/SqFt: 30.89 100%
Adjusted Square Foot Cost for Upper Floors = 167.01

Total Floor Area: 1,995 Base Cost New of Upper Floors = 333,185

Reproduction/Replacement Cost = 333,185
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 283,207

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ADDFFA	13228.57	1	1.00	100	13,229

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 415,011
Replacement Cost/Floor Area= 173.64 Est. TCV/Floor Area= 208.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 415,011

2022 Est. T.C.V. 006-700-013-00 = 1,728,670

Est. TCV/Total Floor Area = 866.50

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
841,600	841,600	841,600	258,842	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,700	0	8,541	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
864,300	864,300	864,300	267,383	267,383	0	

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Valuation Report

DB: 2022Ga

45-006-700-015-00	2022 Est. T.C.V.	TERRY SHEILA S TRUST &
Property Class: 408		6607 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	120.00	205.00	0.9468	0.8964	10000	100		1,018,431
120 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								1,018,431

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Heat & Cool
Ground Area = 2000 SF Floor Area = 2000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,000		
Total:				218,889	131,333

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Interior 1 Story	1	4,619	2,771
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	180	8,836	5,302
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 250,939 151,612

Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.

ECF (4134 BIG GLEN) 1.900 => TCV: 288,063

2022 Est. T.C.V. 006-700-015-00 = 1,311,494

Est. TCV/Total Floor Area = 655.75

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
644,200	644,200	644,200	274,374	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	9,054	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
655,700	655,700	655,700	283,428	283,428	0	

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Valuation Report

DB: 2022Ga

45-006-705-001-00	2022 Est. T.C.V.	CLAYPOOL PHILIP C & DEKKER KATHLEEN
Property Class: 407		1 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	112,814	84,609

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,880 1,410
3 Fixture Bath 1 5,911 4,433

Deck
Treated Wood 76 2,008 1,506

Balcony
Wood Balcony 125 5,346 4,009
Wood Balcony 76 3,251 2,438

Water/Sewer
Public Water 1 1,656 1,242
Public Sewer 1 1,656 1,242

Built-Ins
Appliance Allow. 1 3,439 2,579

Fireplaces
Prefab 2 Story 1 3,921 2,941

Lump Sum Items
END UNIT 1 1

Totals: 141,883 106,410

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 250,064

2022 Est. T.C.V. 006-705-001-00 = 300,064

Est. TCV/Total Floor Area = 337.91, Most recent sale 08/09/2018 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,500	132,500	132,500	123,302	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,500	0	0	4,068	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,000	150,000	150,000	127,370	127,370	0	

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Valuation Report

DB: 2022Ga

45-006-705-002-00	2022 Est. T.C.V.	GAFFKE BRADLEY ANTON & LEAH ANN
Property Class: 407		3 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000	0.00000	100	2ND & 3RD	170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	101,483

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			2	11,822	9,458

Deck					
Treated Wood			71	1,948	1,558

Balcony					
Wood Balcony			131	5,603	4,482
Wood Balcony			125	5,346	4,277

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Prefab 2 Story			1	3,921	3,137

Lump Sum Items					
END UNIT UPPER				5,000	4,000

Totals: 169,125 135,300

Notes: 2ND & MEZZ "D" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 317,954

2022 Est. T.C.V. 006-705-002-00 = 487,954

Est. TCV/Total Floor Area = 431.82, Most recent sale 10/05/2018 for 450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,000	222,000	222,000	217,604	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,000	0	0	7,180	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
244,000	244,000	244,000	224,784	224,784	0	

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Valuation Report

DB: 2022Ga

45-006-705-003-00	2022 Est. T.C.V.	GROSS CATHERYN & ANNA
Property Class: 407		5 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GREAT LAKE	603 SQ FT		1	Units	50000.00000	100	50,000
		0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	78,565	62,852

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504

Deck					
Treated Wood			90	2,224	1,779

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Prefab 2 Story			1	3,921	3,137

Totals: 93,341 74,673

Notes: 1ST LEVEL "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 175,482

2022 Est. T.C.V. 006-705-003-00 = 225,482

Est. TCV/Total Floor Area = 373.93, Most recent sale 02/14/2020 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,400	100,400	100,400	100,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	3,313	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,700	112,700	112,700	103,713	103,713	0	

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Valuation Report

DB: 2022Ga

45-006-705-004-00	2022 Est. T.C.V.	SAMEROFF ARNOLD J &
Property Class: 407		7 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est. Land Value =				170,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1976
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	134,034	107,226

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		71	1,948	1,558	
Treated Wood		73	1,970	1,576	

Balcony					
Wood Balcony		167	7,143	5,714	
Wood Balcony		159	6,800	5,440	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Prefab 2 Story		1	3,921	3,137	

Totals:			176,269	141,014	
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Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV:	331,383
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2022 Est. T.C.V. 006-705-004-00	=	501,383
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Est. TCV/Total Floor Area = 443.70, Most recent sale 03/04/2005 for 545,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
227,400	227,400	227,400	222,775	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	7,351	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
250,700	250,700	250,700	230,126	230,126	0

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Valuation Report

DB: 2022Ga

45-006-705-005-00	2022 Est. T.C.V.	WILLEMIN VELVA TRUST
Property Class: 407		9 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est. Land Value =				170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	95,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck

Treated Wood	71	1,948	1,461
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Balcony

Wood Balcony	123	5,261	3,946
Wood Balcony	132	5,646	4,234

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 164,083 123,060

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 289,191

2022 Est. T.C.V. 006-705-005-00 = 459,191

Est. TCV/Total Floor Area = 406.36, Most recent sale 08/30/1996 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,300	209,300	209,300	205,436	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	0	0	6,779	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,600	229,600	229,600	212,215	212,215	0

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Valuation Report

DB: 2022Ga

45-006-705-006-00	2022 Est. T.C.V.	DERSHEM ARIC S & MARIE
Property Class: 407		11 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	112,814	84,609

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Deck

Treated Wood	76	2,008	1,506
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Balcony

Wood Balcony	76	3,251	2,438
Wood Balcony	123	5,261	3,946

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 141,797 106,346

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 249,913

2022 Est. T.C.V. 006-705-006-00 = 299,913

Est. TCV/Total Floor Area = 337.74, Most recent sale 08/28/2020 for 322,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
132,400	132,400	132,400	132,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,600	0	0	4,369	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,000	150,000	150,000	136,769	136,769	0

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DB: 2022Ga

45-006-705-007-00	2022 Est. T.C.V.	NILES DOLLY SHIINA TRUST
Property Class: 407		13 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1	Units50000	0.00000	100	50,000
	0.00	Total Acres		Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	112,814	95,892

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Deck

Treated Wood	76	2,008	1,707
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Balcony

Wood Balcony	76	3,251	2,763
Wood Balcony	123	5,261	4,472

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 141,797 120,528

Notes: 2ND "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 283,241

2022 Est. T.C.V. 006-705-007-00 = 333,241

Est. TCV/Total Floor Area = 375.27, Most recent sale 12/22/2016 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,700	146,700	146,700	136,991	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,900	0	0	4,520	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,600	166,600	166,600	141,511	141,511	0

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Valuation Report

DB: 2022Ga

45-006-705-008-00	2022 Est. T.C.V.	CAHILL LESLIE A LIVING TRUST
Property Class: 407		15 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est. Land Value =				170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	107,825

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	
3 Fixture Bath		2	11,822	10,049	

Deck					
Treated Wood		71	1,948	1,656	

Balcony					
Wood Balcony		123	5,261	4,472	
Wood Balcony		132	5,646	4,799	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Prefab 2 Story		1	3,921	3,333	

Lump Sum Items					
END UNIT UPPER			5,000	4,250	

Totals: 169,083 143,721

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 337,745

2022 Est. T.C.V. 006-705-008-00 = 507,745

Est. TCV/Total Floor Area = 449.33, Most recent sale 08/07/2009 for 515,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,500	230,500	230,500	225,817	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	0	7,451	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,900	253,900	253,900	233,268	233,268	0	

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Valuation Report

DB: 2022Ga

45-006-705-009-00	2022 Est. T.C.V.	PIERSON DANIEL J & MARY M M TRUST
Property Class: 407		17 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	111,900	89,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Deck
Treated Wood 76 2,008 1,606

Balcony
Wood Balcony 123 5,261 4,209
Wood Balcony 76 3,251 2,601

Water/Sewer
Public Water 1 1,656 1,325
Public Sewer 1 1,656 1,325

Built-Ins
Appliance Allow. 1 3,439 2,751

Fireplaces
Prefab 2 Story 1 3,921 3,137

Lump Sum Items
END UNIT 10,000 8,000

Totals: 154,843 123,874

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 291,105

2022 Est. T.C.V. 006-705-009-00 = 341,105

Est. TCV/Total Floor Area = 387.62, Most recent sale 05/01/2003 for 335,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,800	150,800	150,800	141,047	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	4,654	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,600	170,600	170,600	145,701	145,701	0	

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Valuation Report

DB: 2022Ga

45-006-705-010-00	2022 Est. T.C.V.	BRUCE THOMAS & SUSAN TRUST
Property Class: 407		19 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	111,900	89,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Deck

Treated Wood	76	2,008	1,606
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Balcony

Wood Balcony	123	5,261	4,209
Wood Balcony	76	3,251	2,601

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Lump Sum Items

END UNIT		10,000	8,000
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Totals: 150,883 120,706

Notes: 2ND "A REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 283,660

2022 Est. T.C.V. 006-705-010-00 = 333,660

Est. TCV/Total Floor Area = 379.16, Most recent sale 12/17/2004 for 465,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
147,600	147,600	147,600	138,005	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,200	0	0	4,554	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,800	166,800	166,800	142,559	142,559	0

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Valuation Report

DB: 2022Ga

45-006-705-011-00	2022 Est. T.C.V.	BATTISTA JOHN ARTHUR JR & LYNDA ANN
Property Class: 407		21 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100	170,000
	0.00	Total Acres		Total Est. Land Value =		170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 753 SF Floor Area = 1262 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
1 Story	Siding	Overhang	132		
			Total:	170,972	145,327

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	2,867	2,437	
3 Fixture Bath		3	27,132	23,062	

Deck					
Treated Wood		71	2,028	1,724	

Balcony					
Wood Balcony		123	5,868	4,988	
Wood Balcony		132	6,298	5,353	

Water/Sewer					
Public Water		1	1,903	1,618	
Public Sewer		1	1,903	1,618	

Built-Ins					
Appliance Allow.		1	5,926	5,037	

Fireplaces					
Prefab 2 Story		1	4,700	3,995	

Lump Sum Items					
END UNIT UPPER			5,000	4,250	

Totals: 234,597 199,409

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 468,611

2022 Est. T.C.V. 006-705-011-00 = 638,611

Est. TCV/Total Floor Area = 506.03, Most recent sale 10/23/2017 for 616,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,800	286,800	286,800	279,762	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,500	0	0	9,232	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
319,300	319,300	319,300	288,994	288,994	0	

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Valuation Report

DB: 2022Ga

45-006-705-012-00	2022 Est. T.C.V.	WAGNER MARK & LINDA TRUST
Property Class: 407		23 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GREAT LAKE 870/882SQFT\$50			1	Units	50000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	111,900	83,925

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,880 1,410

Deck
Treated Wood 76 2,008 1,506

Balcony
Wood Balcony 123 5,261 3,946
Wood Balcony 76 3,251 2,438

Water/Sewer
Public Water 1 1,656 1,242
Public Sewer 1 1,656 1,242

Built-Ins
Appliance Allow. 1 3,439 2,579

Fireplaces
Prefab 2 Story 1 3,921 2,941

Totals: 134,972 101,229

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 237,887

2022 Est. T.C.V. 006-705-012-00 = 287,887

Est. TCV/Total Floor Area = 327.14, Most recent sale 03/21/1997 for 139,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
127,200	127,200	127,200	109,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,700	0	0	3,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,900	143,900	143,900	112,700	112,700	0

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Valuation Report

DB: 2022Ga

45-006-705-013-00	2022 Est. T.C.V.	HOMESTEAD TRUST
Property Class: 407		25 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1	Units	50000.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	111,900	83,925

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Deck			
Treated Wood	76	2,008	1,506

Balcony			
Wood Balcony	123	5,261	3,946
Wood Balcony	76	3,251	2,438

Water/Sewer			
Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces			
Prefab 2 Story	1	3,921	2,941

Totals: 140,883 105,662

Notes: 2ND "A " UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 248,305

2022 Est. T.C.V. 006-705-013-00 = 298,305

Est. TCV/Total Floor Area = 338.98, Most recent sale 11/16/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
131,700	131,700	131,700	118,136	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,500	0	0	3,898	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
149,200	149,200	149,200	122,034	122,034	0

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Valuation Report

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45-006-705-014-00	2022 Est. T.C.V.	BARTON BRUCE D & CARYL A &
Property Class: 407		27 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	95,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	71	1,948	1,461

Balcony			
Wood Balcony	123	5,261	3,946
Wood Balcony	132	5,646	4,234

Water/Sewer			
Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces			
Prefab 2 Story	1	3,921	2,941

Totals: 164,083 123,060

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 289,191

2022 Est. T.C.V. 006-705-014-00 = 459,191

Est. TCV/Total Floor Area = 406.36, Most recent sale 01/30/2001 for 464,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,300	209,300	209,300	153,583	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	0	0	5,068	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,600	229,600	229,600	158,651	158,651	0

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DB: 2022Ga

45-006-705-015-00	2022 Est. T.C.V.	MYKALA JOHN F & KAY M
Property Class: 407		29 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 602 SF Floor Area = 602 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	602		
			Total:	78,427	58,819

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	

Deck					
Treated Wood		100	2,348	1,761	

Balcony					
Wood Balcony		167	7,143	5,357	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 2 Story		1	3,921	2,941	

Totals: 100,470 75,351

Notes: 1ST LEVEL "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 177,074

2022 Est. T.C.V. 006-705-015-00 = 227,074

Est. TCV/Total Floor Area = 377.20, Most recent sale 04/17/2020 for 225,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,100	101,100	101,100	101,100	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,400	0	0	3,336	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,500	113,500	113,500	104,436	104,436	0

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Valuation Report

DB: 2022Ga

45-006-705-016-00	2022 Est. T.C.V.	CAPA LLC
Property Class: 407		30 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$170K	1 Units	170000.00000	100		170,000
0.00 Total Acres Total Est. Land Value =							170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
Total:				134,034	100,524

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	78	2,041	1,531

Balcony			
Wood Balcony	167	7,143	5,357
Wood Balcony	154	6,587	4,940

Water/Sewer			
Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces			
Prefab 2 Story	1	3,921	2,941

Totals: 174,179 130,632

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 306,985

2022 Est. T.C.V. 006-705-016-00 = 476,985

Est. TCV/Total Floor Area = 422.11, Most recent sale 12/24/2013 for 427,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
216,900	216,900	216,900	212,737	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,600	0	0	7,020	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
238,500	238,500	238,500	219,757	219,757	0

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Valuation Report

DB: 2022Ga

45-006-705-017-02	2022 Est. T.C.V.	CHESTERFIELD JOHN L ET AL
Property Class: 407		33 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$170K	1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	95,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck

Treated Wood	71	1,948	1,461
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Balcony

Wood Balcony	123	5,261	3,946
Wood Balcony	132	5,646	4,234

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 164,083 123,060

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 289,191

2022 Est. T.C.V. 006-705-017-02 = 459,191

Est. TCV/Total Floor Area = 406.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,300	209,300	209,300	166,840	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	5,505	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,600	229,600	229,600	172,345	172,345	0

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Valuation Report

DB: 2022Ga

45-006-705-018-00	2022 Est. T.C.V.	MYKALA JON S & MICHELLE
Property Class: 407		35 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GREAT LAKE 870/882SQFT\$50			1	Units50000	0.00000 100	50,000
	0.00	Total Acres		Total Est.	Land Value =	50,000

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 Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	119,856	89,891

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Deck					
Treated Wood		76	2,008	1,506	

Balcony					
Wood Balcony		123	5,261	3,946	
Wood Balcony		76	3,251	2,438	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 2 Story		1	3,921	2,941	

Lump Sum Items					
END UNIT			1	1	

Totals: 148,840 111,629

Notes: 1ST LEVEL "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 262,328

2022 Est. T.C.V. 006-705-018-00 = 312,328

Est. TCV/Total Floor Area = 351.72, Most recent sale 05/03/2002 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
137,700	137,700	137,700	115,256	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,500	0	0	3,803	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,200	156,200	156,200	119,059	119,059	0

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Valuation Report

DB: 2022Ga

45-006-705-019-00	2022 Est. T.C.V.	DRISCOLL ELIZABETH C TRUST
Property Class: 407		37 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

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 Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	119,856	101,878

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			76	2,008	1,707

Balcony					
Wood Balcony			123	5,261	4,472
Wood Balcony			76	3,251	2,763

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Prefab 2 Story			1	3,921	3,333

Lump Sum Items					
END UNIT				1	1

Totals: 148,840 126,515

Notes: 2ND "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 297,311

2022 Est. T.C.V. 006-705-019-00 = 347,311

Est. TCV/Total Floor Area = 391.12, Most recent sale 11/20/2015 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,800	152,800	152,800	142,771	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	4,711	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,700	173,700	173,700	147,482	147,482	0	

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Valuation Report

DB: 2022Ga

45-006-705-020-00	2022 Est. T.C.V.	LEWRY THOMAS A & RITA D
Property Class: 407		39 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	101,483

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		71	1,948	1,558	

Balcony					
Wood Balcony		123	5,261	4,209	
Wood Balcony		132	5,646	4,517	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Prefab 2 Story		1	3,921	3,137	

Lump Sum Items					
END UNIT UPPER			5,000	4,000	

Totals: 169,083 135,267

Notes: 3RD & MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 317,877

2022 Est. T.C.V. 006-705-020-00 = 487,877

Est. TCV/Total Floor Area = 431.75, Most recent sale 01/17/2008 for 572,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
222,000	222,000	222,000	217,604	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,900	0	0	7,180	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,900	243,900	243,900	224,784	224,784	0	

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Valuation Report

DB: 2022Ga

45-006-705-021-00	2022 Est. T.C.V.	GREAT LAKES 41 LLC
Property Class: 407		41 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	112,814	90,252

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Deck					
Treated Wood			76	2,008	1,606

Balcony					
Wood Balcony			125	5,346	4,277
Wood Balcony			76	3,251	2,601

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Prefab 2 Story			1	3,921	3,137

Lump Sum Items					
END UNIT				1	1

Totals: 141,883 113,508

Notes: 1ST "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 266,743

2022 Est. T.C.V. 006-705-021-00 = 316,743

Est. TCV/Total Floor Area = 356.69, Most recent sale 11/06/2020 for 362,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,600	139,600	139,600	139,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	0	18,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,400	158,400	158,400	144,206	158,400	0	

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Valuation Report

DB: 2022Ga

45-006-705-022-00	2022 Est. T.C.V.	BOBRIN TENA TRUST
Property Class: 407		43 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	95,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck

Treated Wood	76	2,008	1,506
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Balcony

Wood Balcony	125	5,346	4,009
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Lump Sum Items

END UNIT UPPER	5,000	3,750
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Totals: 169,185 126,886

Notes: 2ND & MEZZ "D" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 298,182

2022 Est. T.C.V. 006-705-022-00 = 468,182

Est. TCV/Total Floor Area = 414.32

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,500	213,500	213,500	118,742	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,600	0	0	3,918	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,100	234,100	234,100	122,660	122,660	0	

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Valuation Report

DB: 2022Ga

45-006-705-023-00	2022 Est. T.C.V.	COLLINS LYNDA M TRUST
Property Class: 407		45 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	78,565	58,923

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	

Deck					
Treated Wood		100	2,348	1,761	

Balcony					
Wood Balcony		167	7,143	5,357	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 2 Story		1	3,921	2,941	

Totals: 100,608 75,455

Notes: 1ST "B REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 177,319

2022 Est. T.C.V. 006-705-023-00 = 227,319

Est. TCV/Total Floor Area = 376.98, Most recent sale 12/28/2007 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,200	101,200	101,200	93,389	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,500	0	0	3,081	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,700	113,700	113,700	96,470	96,470	0

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Valuation Report

DB: 2022Ga

45-006-705-024-00	2022 Est. T.C.V.	CLARK DONALD F & CAROL A
Property Class: 407		46 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	134,034	100,524

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck

Treated Wood	71	1,948	1,461
Treated Wood	71	1,948	1,461

Balcony

Wood Balcony	167	7,143	5,357
Wood Balcony	154	6,587	4,940

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 176,034 132,023

Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 310,254

2022 Est. T.C.V. 006-705-024-00 = 480,254

Est. TCV/Total Floor Area = 425.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
218,300	218,300	218,300	135,527	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,800	0	4,472	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,100	240,100	240,100	139,999	139,999	0	

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Valuation Report

DB: 2022Ga

45-006-705-025-00	2022 Est. T.C.V.	SIMONDS RICHARD R & MARTHA S
Property Class: 407		49 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$170K	1 Units	170000.00000	100		170,000
0.00 Total Acres						Total Est. Land Value =	170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	101,483

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Deck

Treated Wood	71	1,948	1,558
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Balcony

Wood Balcony	123	5,261	4,209
Wood Balcony	131	5,603	4,482

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals: 164,040 131,232

Notes: 3RD MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 308,394

2022 Est. T.C.V. 006-705-025-00 = 478,394

Est. TCV/Total Floor Area = 423.36, Most recent sale 07/01/1990 for 159,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
217,500	217,500	217,500	126,775	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	4,183	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,200	239,200	239,200	130,958	130,958	0

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DB: 2022Ga

45-006-705-026-00	2022 Est. T.C.V.	SARKESIAN MATT & LISA
Property Class: 407		51 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GREAT LAKE 603 SQ FT			1	Units	50000.00000	100 50,000
	0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	78,565	58,923

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,410

Deck		
Treated Wood	100	2,348 1,761

Balcony		
Wood Balcony	167	7,143 5,357

Water/Sewer		
Public Water	1	1,656 1,242
Public Sewer	1	1,656 1,242

Built-Ins		
Appliance Allow.	1	3,439 2,579

Fireplaces		
Prefab 2 Story	1	3,921 2,941

Totals: 100,608 75,455

Notes: 1ST "B" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 177,319

2022 Est. T.C.V. 006-705-026-00 = 227,319

Est. TCV/Total Floor Area = 376.98, Most recent sale 02/26/2020 for 233,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,200	101,200	101,200	101,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,500	0	0	3,339	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,700	113,700	113,700	104,539	104,539	0

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DB: 2022Ga

45-006-705-027-00	2022 Est. T.C.V.	BUCKLEY BRENDON F & ALICIA D
Property Class: 407		52 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1976
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	134,034	100,524

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			71	1,948	1,461
Treated Wood			71	1,948	1,461

Balcony					
Wood Balcony			167	7,143	5,357
Wood Balcony			154	6,587	4,940

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 2 Story			1	3,921	2,941

Totals:				176,034	132,023
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Notes: 1ST & 2ND "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV:	310,254
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2022 Est. T.C.V. 006-705-027-00	=	480,254
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Est. TCV/Total Floor Area = 425.00, Most recent sale 11/07/2019 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
218,300	218,300	218,300	214,055	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	7,063	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
240,100	240,100	240,100	221,118	221,118	0

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Valuation Report

DB: 2022Ga

45-006-705-028-00	2022 Est. T.C.V.	DANGELO SCOTT L & ANNE-MARIE W
Property Class: 407		55 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$170K		1 Units	170000.00000	100			170,000
	0.00	Total Acres		Total Est.	Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	101,483

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Deck			
Treated Wood	71	1,948	1,558

Balcony			
Wood Balcony	123	5,261	4,209
Wood Balcony	132	5,646	4,517

Water/Sewer			
Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins			
Appliance Allow.	1	3,439	2,751

Fireplaces			
Prefab 2 Story	1	3,921	3,137

Totals: 164,083 131,267

Notes: 3RD MEZZ "C REV" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 308,477

2022 Est. T.C.V. 006-705-028-00 = 478,477

Est. TCV/Total Floor Area = 423.43, Most recent sale 03/10/2017 for 455,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
217,600	217,600	217,600	213,345	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,600	0	0	7,040	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,200	239,200	239,200	220,385	220,385	0

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Valuation Report

DB: 2022Ga

45-006-705-029-00	2022 Est. T.C.V.	ANN ARBOR HOMESTEAD
Property Class: 407		57 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	112,814	84,609

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			78	2,041	1,531

Balcony					
Wood Balcony			125	5,346	4,009
Wood Balcony			76	3,251	2,438

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 2 Story			1	3,921	2,941

Lump Sum Items					
END UNIT				1	1

Totals: 141,916 106,435

Notes: 1ST "A" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 250,122

2022 Est. T.C.V. 006-705-029-00 = 300,122

Est. TCV/Total Floor Area = 337.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,500	132,500	132,500	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,100	150,100	150,100	108,452	108,452	0	

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Valuation Report

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45-006-705-030-00	2022 Est. T.C.V.	ARMSTRONG RICHARD L TRUST
Property Class: 407		59 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GREAT LAKE 1273 SQFT	\$180K		1 Units	180000	0.00000	100	
	0.00	Total Acres		Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	126,854	95,139

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Deck
Treated Wood 72 1,959 1,469

Balcony
Wood Balcony 125 5,346 4,009
Wood Balcony 131 5,603 4,202

Water/Sewer
Public Water 1 1,656 1,242
Public Sewer 1 1,656 1,242

Built-Ins
Appliance Allow. 1 3,439 2,579

Fireplaces
Prefab 2 Story 1 3,921 2,941

Lump Sum Items
END UNIT UPPER 5,000 3,750

Totals: 167,185 125,386

Notes: 2ND & MEZZ "D" UNIT TYPE

ECF (H705 GREAT LAKES CONDO) 2.350 => TCV: 294,657

2022 Est. T.C.V. 006-705-030-00 = 474,657

Est. TCV/Total Floor Area = 420.05, Most recent sale 06/25/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
217,000	217,000	217,000	159,500	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	0	5,263	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,300	237,300	237,300	164,763	164,763	0	

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Valuation Report

DB: 2022Ga

45-006-710-001-00	2022 Est. T.C.V.	WINDEMULLER MARK H & CAROL
Property Class: 408		7528 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	200.00	1.0000	1.0000	10000	100		1,000,000
BROOKS LAKE	52.00	150.00	1.0000	1.0000	1000	100	BROOKS LAKE SITE	52,000
152 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								1,052,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	41.55	50	50	1,039

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	2	100	5,000
Total Estimated Land Improvements True Cash Value =				6,039

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1762 SF Floor Area = 3194 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Pine Logs	Crawl Space	1,432		
1 Story	Pine Logs	Crawl Space	330		
Total:				399,017	299,261

Other Additions/Adjustments

Exterior					
Stone Veneer		40	1,614	1,210	

Plumbing					
3 Fixture Bath		1	5,911	4,433	
2 Fixture Bath		2	7,921	5,941	

Water/Sewer					
1000 Gal Septic		1	4,877	3,658	
Water Well, 100 Feet		1	5,403	4,052	

Porches					
WGEP (1 Story)		210	16,815	12,611	
WCP (1 Story)		110	5,696	4,272	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Deck					
Treated Wood		774	9,218	6,913	

Local Cost Items					
GENERATOR		1	3,000	3,000	*100% Good

Totals: 470,260 353,442

Notes: 7528

ECF (4134 BIG GLEN) 1.900 => TCV: 671,540

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1997

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(11) Heating System: Forced Heat & Cool
Ground Area = 1271 SF Floor Area = 2542 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Pine Logs	Crawl Space	1,271		
			Total:	342,052	256,538

Other Additions/Adjustments

Exterior					
Stone Veneer			432	17,431	13,073

Plumbing					
Average Fixture(s)			1	1,880	1,410
2 Fixture Bath			1	3,960	2,970

Water/Sewer					
1000 Gal Septic			1	4,877	3,658
Water Well, 100 Feet			1	5,403	4,052

Balcony					
Wood Balcony			372	16,011	12,008

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Exterior 2 Story			1	8,947	6,710

Porches					
CCP (1 Story)			743	24,816	18,612

Totals:				428,816	321,610
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Notes: 7527 S BIRCHWAY DR FOR GARAGE W SEPARATGE POWER SUPPLY

ECF (4134 BIG GLEN) 1.900 => TCV: 611,059

2022 Est. T.C.V. 006-710-001-00 = 2,340,638

Est. TCV/Total Floor Area = 408.06, Most recent sale 06/30/1995 for 685,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,157,100	1,157,100	1,157,100	693,331	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	22,879	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,170,300	1,170,300	1,170,300	716,210	716,210	0	

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Valuation Report

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45-006-710-002-00	2022 Est. T.C.V.	WESTBAY JACQUELYN B
Property Class: 408		7520 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	165.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.38 Total Acres								1,000,000
Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	800	0	0
D/W/P: Crushed Rock	2.27	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 2340 SF Floor Area = 3768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,340		
1 Story	Siding	Overhang	843		
Total:				512,536	435,655

Other Additions/Adjustments

Exterior				
Stone Veneer	700	31,325	26,626	

Plumbing				
Average Fixture(s)	1	2,867	2,437	
3 Fixture Bath	2	18,088	15,375	
2 Fixture Bath	1	6,029	5,125	
Separate Shower	1	2,749	2,337	

Water/Sewer				
1000 Gal Septic	1	5,290	4,496	
Water Well, 200 Feet	1	10,690	9,086	

Porches				
CCP (1 Story)	101	3,478	2,956	
CGEP (1 Story)	206	16,538	14,057	
WCP (1 Story)	58	4,207	3,576	

Balcony				
Wood Balcony	206	9,890	8,406	

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	884	52,377	44,520
Common Wall: 1 Wall	1	-3,154	-2,681
Door Opener	2	1,324	1,125

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
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Deck				
Treated Wood	999	12,418	10,555	
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		703,886	598,750	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,137,625

2022 Est. T.C.V. 006-710-002-00	=	2,142,625
Est. TCV/Total Floor Area = 568.64, Most recent sale 06/13/1996 for 416,666		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
1,055,500 1,055,500 1,055,500 576,693 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,800 0 0 19,030 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
1,071,300 1,071,300 1,071,300 595,723 595,723 595,723		

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Valuation Report

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45-006-710-003-00	2022 Est. T.C.V.	NICHOLS RONALD N & ELAYNE T &
Property Class: 408		7498 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BIG GLEN 10K	100.00	170.00	1.0000	1.0000	10000	100	1,000,000
100 Actual Front Feet, 0.39 Total Acres					Total Est.	Land Value =	1,000,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1985

(11) Heating System: Forced Heat & Cool
Ground Area = 2224 SF Floor Area = 3776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,552		
1 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	240		
Total:				454,436	363,550

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Deck

Treated Wood	55	1,706	1,365
Treated Wood	1593	18,973	15,178

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	552	24,741	19,793
Common Wall: 1 Wall	1	-2,294	-1,835
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 531,563 425,252

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 807,979

2022 Est. T.C.V. 006-710-003-00 = 1,815,479

Est. TCV/Total Floor Area = 480.79

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
902,400	902,400	902,400	377,908	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-710-003-00

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0	5,300	0	0	12,470	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
907,700	907,700	907,700	390,378	390,378	0

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DB: 2022Ga

45-006-710-004-00	2022 Est. T.C.V.	BIRCHWAY COMPANY LLC
Property Class: 408		7476 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	211.00	180.00	1.0000	1.0000	10000	100		2,110,000
211 Actual Front Feet, 0.87 Total Acres								
Total Est. Land Value =								2,110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	3135	0	0
Wood Frame	32.60	49	50	798

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,798

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 1815 SF Floor Area = 3860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,815		
1 Story	Siding	Overhang	60		
1 Story	Siding	Overhang	44		
1 Story	Siding	Overhang	22		
1 Story	Siding	Overhang	24		
1 Story	Siding	Overhang	80		
Total:				367,452	238,841

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WSEP (1 Story)	295	11,667	7,584
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Deck

Treated Wood	124	2,614	1,699
Treated Wood	1734	19,490	12,668

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	563	25,431	16,530
Common Wall: 1/2 Wall	1	-1,162	-755
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	2	13,885	9,025
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Totals: 460,794 299,512

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 569,073

2022 Est. T.C.V. 006-710-004-00 = 2,684,871

Est. TCV/Total Floor Area = 695.56, Most recent sale 07/09/2004 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,319,100	1,319,100	1,319,100	1,022,120	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	33,729	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,342,400	1,342,400	1,342,400	1,055,849	1,055,849	0	

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45-006-710-006-00	2022 Est. T.C.V.	BOHMER DAVID A TRUST
Property Class: 408		7454 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * LOTS 6 16 & 17								
BIG GLEN 10K	91.00	170.00	1.0000	1.0000	10000	100		910,000
BROOKS LAKE	100.27	160.00	1.0000	1.0000	1000	100	LOT 16	100,270
BROOKS LAKE	91.84	146.00	1.0000	1.0000	1000	100	LOT 17	91,840
283 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								1,102,110

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.93	100	50	1,596

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,596

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1495 SF Floor Area = 2710 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,495		
1 Story	Siding	Overhang	94		
Total:				309,910	232,432

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CSEP (1 Story)	297	12,753	9,565
WCP (1 Story)	52	3,477	2,608
WCP (1 Story)	21	1,604	1,203

Deck

Treated Wood	60	1,794	1,345
Treated Wood	813	9,683	7,262

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	243	18,176	13,632
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 2 Story	1	8,947	6,710
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Totals: 385,748 289,309

Notes:

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Parcel Number: 45-006-710-006-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 549,687

2022 Est. T.C.V. 006-710-006-00 = 1,657,393

Est. TCV/Total Floor Area = 611.58

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
822,900	822,900	822,900	271,593	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	8,962	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
828,700	828,700	828,700	280,555	280,555	0	

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Valuation Report

DB: 2022Ga

45-006-710-007-00	2022 Est. T.C.V.	MILLER ANDREW R
Property Class: 408		7446 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	168.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			1,000,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.31	992	50	21,482
Wood Frame	40.87	80	50	1,635

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				32,617

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1865 SF Floor Area = 2723 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,865		
1 Story	Siding	Overhang	392		
		Total:		387,016	309,613

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235
2 Fixture Bath	1	6,029	4,823
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

WCP (1 Story)	100	5,854	4,683
WPP	1106	22,286	17,829

Deck

Treated Wood	212	4,134	3,307
Treated Wood	82	2,194	1,755

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	749	46,872	37,498
Common Wall: 1 Wall	1	-3,154	-2,523
Door Opener	1	662	530

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Exterior 1 Story	1	8,453	6,762
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Totals: 511,886 409,509

Notes:

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ECF (4134 BIG GLEN) 1.900 => TCV: 778,067

2022 Est. T.C.V. 006-710-007-00 = 1,810,684

Est. TCV/Total Floor Area = 664.96, Most recent sale 08/31/2005 for 1,487,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
894,800	894,800	894,800	761,648	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	25,134	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
905,300	905,300	905,300	786,782	786,782	0	

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45-006-710-008-00	2022 Est. T.C.V.	MC BIRCHWAY VENTURE, LLC
Property Class: 408		7358 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1570	0	0
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,618

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1255 SF Floor Area = 1255 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,255		
Total:				141,321	77,727

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CPP	45	974	536
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Deck

Treated Wood	585	7,242	3,983
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Interior 1 Story	1	4,619	2,540
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Totals: 171,081 94,095

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 178,781

2022 Est. T.C.V. 006-710-008-00 = 1,181,399

Est. TCV/Total Floor Area = 941.35, Most recent sale 10/21/2010 for 1,248,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
583,300	583,300	583,300	582,036	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	8,664	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
590,700	590,700	590,700	601,243	590,700	0	

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45-006-710-009-00	2022 Est. T.C.V.	RIEGEL KAY E TRUST
Property Class: 408		7350 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100	
100 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =		1,000,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,954

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2304 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,304		
Total:				239,992	155,997

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 50 Feet	1	2,324	1,511

Porches

CPP	52	1,077	700
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Deck

Treated Wood	1004	11,285	7,335
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Totals: 272,373 177,044

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 336,384

2022 Est. T.C.V. 006-710-009-00 = 1,340,338

Est. TCV/Total Floor Area = 581.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
656,300	656,300	656,300	245,667	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	0	8,107	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
670,200	670,200	670,200	253,774	253,774	253,774	

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45-006-710-010-02	2022 Est. T.C.V.	ROCKWOOD WILLIAM K TRUST &
Property Class: 408		7336 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	175.00	1.0000	1.0000	10000	100		1,000,000
<Site Value C> BROOKS LK SITE					95000	100		95,000
<Site Value C> BROOKS LK SITE					95000	100		95,000
285 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								1,190,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.09	187	0	0
Dock: Light posts	41.15	840	0	0
D/W/P: Patio Blocks	16.32	1154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	3	100	30,000
Total Estimated Land Improvements True Cash Value =				35,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 2866 SF Floor Area = 5428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,866		
1 Story	Siding	Overhang	412		
Total:				746,816	672,194

Other Additions/Adjustments

Exterior			
Stone Veneer	1006	45,019	40,517

Plumbing			
Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	3	27,132	24,419
2 Fixture Bath	2	12,059	10,853

Water/Sewer			
2000 Gal Septic	1	10,315	9,283
Water Well, 100 Feet	1	5,664	5,098

Porches			
CCP (1 Story)	80	2,820	2,538
CPP	162	3,760	3,384
WPP	42	2,178	1,960
WSEP (1 Story)	222	14,119	12,707
WCP (1 Story)	144	7,926	7,133

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	682	43,894	39,505
Common Wall: 1 Wall	1	-3,154	-2,839
Door Opener	2	1,324	1,192
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	374	28,884	25,996
Common Wall: 1 Wall	1	-3,154	-2,839
Door Opener	1	662	596

Built-Ins

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Appliance Allow.	1	5,926	5,333	
Fireplaces				
Interior 2 Story	1	8,308	7,477	
Two Sided	1	9,615	8,653	
Local Cost Items				
GENERATOR	1	3,000	2,910	*97% Good
Totals:		975,980	878,650	

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 1,669,435

2022 Est. T.C.V. 006-710-010-02 = 2,894,435

Est. TCV/Total Floor Area = 533.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,421,400	1,421,400	1,421,400	740,349	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,800	0	24,431	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,447,200	1,447,200	1,447,200	764,780	764,780	0	

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45-006-710-011-00	2022 Est. T.C.V.	STRONG RALPH II & MICHELLE
Property Class: 408		7320 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	63.94	200.00	1.0000	1.0000	10000	100	CHANNEL	639,400
BROOKS LAKE	30.00	200.00	1.0000	1.0000	1000	100	CHANNEL SETBACK	30,000
94 Actual Front Feet, 0.43 Total Acres								
Total Est. Land Value =								669,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 990 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	990		
Total:				108,789	70,714

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	830		

Water/Sewer					
1000 Gal Septic	1	4,209	2,736		
Water Well, 100 Feet	1	5,025	3,266		

Porches					
WGEP (1 Story)	159	11,251	7,313		

Deck					
Treated Wood	156	3,044	1,979		
Treated Wood	33	1,239	805		

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	456	16,389	10,653		
Door Opener	1	473	307		

Built-Ins					
Appliance Allow.	1	2,394	1,556		

Fireplaces					
Exterior 1 Story	1	5,635	3,663		

Totals: 159,725 103,822

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 197,262

2022 Est. T.C.V. 006-710-011-00	=	868,162
Est. TCV/Total Floor Area = 876.93, Most recent sale 04/28/2017 for 770,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
426,000 426,000 426,000 421,519 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 8,100 0 0 12,581 0		

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
434,100	434,100	434,100	435,429	434,100	434,100

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45-006-710-014-00	2022 Est. T.C.V.	RIEGEL JOHN A TRUST
Property Class: 401		7362 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	95,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.78	160	50	1,822
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,322

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	105,827	68,788

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	830		

Water/Sewer					
1000 Gal Septic	1	4,209	2,736		
Water Well, 100 Feet	1	5,025	3,266		

Porches					
WPP	204	3,976	2,584		
WPP	79	2,318	1,507		

Built-Ins					
Appliance Allow.	1	2,394	1,556		

Totals: 125,026 81,267

Notes:

ECF (4031 RURAL) 1.200 => TCV: 97,520

2022 Est. T.C.V. 006-710-014-00 = 195,842

Est. TCV/Total Floor Area = 204.00, Most recent sale 05/01/2002 for 198,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
97,600	97,600	97,600	89,828	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	2,964	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,900	97,900	97,900	92,792	92,792	0

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45-006-710-015-00	2022 Est. T.C.V.	O'NEILL ELLEN F
Property Class: 401		7366 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
84 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	95,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	10.71	286	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	756		
			Total:	79,974	47,984

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,064		638

Water/Sewer					
1000 Gal Septic		1	3,937		2,362
Water Well, 100 Feet		1	4,880		2,928

Porches					
WGEP (1 Story)		242	13,632		8,179

Deck					
Treated Wood		140	2,775		1,665
w/Roof (Roof portion)		345	4,150		2,490

Built-Ins					
Appliance Allow.		1	1,673		1,004

Fireplaces					
Exterior 1 Story		1	4,938		2,963

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		192	7,452		4,471

Totals: 124,475 74,684

Notes:

ECF (4031 RURAL) 1.200 => TCV: 89,621

2022 Est. T.C.V. 006-710-015-00 = 186,121

Est. TCV/Total Floor Area = 246.19, Most recent sale 12/01/2016 for 254,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,800	92,800	92,800	88,347	3.30	

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	2,915	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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93,100	93,100	93,100	91,262	91,262	0

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45-006-710-018-00	2022 Est. T.C.V.	BIRCHWAY COMPANY LLC
Property Class: 402		S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value C> BROOKS LK SITE					95000 100	95,000
81 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	95,000

2022 Est. T.C.V. 006-710-018-00 = 95,000

Est. TCV/Total Floor Area = 125.66, Most recent sale 07/09/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,500	47,500	47,500	38,932	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,284	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	40,216	40,216	0

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45-006-710-019-00	2022 Est. T.C.V.	BIRCHWAY COMPANY LLC
Property Class: 401		7468 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	95,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1976

(11) Heating System: No Heating/Cooling

Ground Area = 432 SF Floor Area = 432 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	432		
			Total:	37,663	20,719

Other Additions/Adjustments

Fireplaces

Wood Stove	1	1,540	847
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Totals: 39,203 21,566

Notes:

ECF (4031 RURAL) 1.200 => TCV: 25,879

2022 Est. T.C.V. 006-710-019-00 = 120,879

Est. TCV/Total Floor Area = 279.81, Most recent sale 07/09/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,400	60,400	60,400	59,356	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,044	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	61,314	60,400	0	

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45-006-710-020-00	2022 Est. T.C.V.	EVALDSON SALLY M TRUST
Property Class: 401		7521 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BROOKS LAKE	166.00	121.00	1.0000	1.0000	1000	100	166,000
166 Actual Front Feet, 0.46 Total Acres					Total Est.	Land Value =	166,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1010 SF Floor Area = 1768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,010		
Total:				219,166	186,291

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WSEP (1 Story)	252	13,608	11,567
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	346	21,269	18,079
Common Wall: 1 Wall	1	-2,294	-1,950
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Deck

Treated Wood	1368	16,293	13,849
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Totals: 290,143 246,621

Notes:

ECF (4031 RURAL) 1.200 => TCV: 295,945

2022 Est. T.C.V. 006-710-020-00 = 463,445

Est. TCV/Total Floor Area = 262.13, Most recent sale 05/16/2013 for 425,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,900	230,900	230,900	210,342	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	6,941	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,700	231,700	231,700	217,283	217,283	0	

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Valuation Report

DB: 2022Ga

45-006-715-001-00	2022 Est. T.C.V.	GATEVIEW VENTURES LLC
Property Class: 407		1 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	98,479	83,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (2 Story)	118	9,150	7,778

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 127,314 108,220

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 183,974

2022 Est. T.C.V. 006-715-001-00 = 323,974

Est. TCV/Total Floor Area = 316.07, Most recent sale 06/30/2021 for 451,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,400	154,400	154,400	154,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	7,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,000	162,000	162,000	159,495	162,000	0

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Valuation Report

DB: 2022Ga

45-006-715-002-00	2022 Est. T.C.V.	WELLER JASON A & KIMBERLY J
Property Class: 407		2 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	83,302	70,805

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 106,015 90,110

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 153,187

2022 Est. T.C.V. 006-715-002-00 = 213,187

Est. TCV/Total Floor Area = 265.82, Most recent sale 11/18/2020 for 212,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	99,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	3,283	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	102,783	102,783	0	

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Valuation Report

DB: 2022Ga

45-006-715-003-00	2022 Est. T.C.V.	OSEGUEDA CHRISTOPHER
Property Class: 407		3 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	61,383	52,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 83,958 71,369

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 121,327

2022 Est. T.C.V. 006-715-003-00 = 181,327

Est. TCV/Total Floor Area = 295.32, Most recent sale 12/20/2019 for 171,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,000	84,000	84,000	84,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,772	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,700	90,700	90,700	86,772	86,772	0	

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Valuation Report

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45-006-715-004-00	2022 Est. T.C.V.	KRONEMAN JOHN L & ANN G
Property Class: 407		4 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	74,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (1 Story)	118	5,718	4,860
WPP	118	2,773	2,357

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 108,632 92,348

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,992

2022 Est. T.C.V. 006-715-004-00 = 216,992

Est. TCV/Total Floor Area = 267.23, Most recent sale 09/15/2006 for 270,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,300	101,300	101,300	91,415	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,016	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,500	108,500	108,500	94,431	94,431	0	

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Valuation Report

DB: 2022Ga

45-006-715-005-00	2022 Est. T.C.V.	BRAND ELIZABETH M
Property Class: 407		5 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-005-00 = 188,311

Est. TCV/Total Floor Area = 306.70, Most recent sale 09/11/2020 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,400	87,400	87,400	87,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,884	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,200	94,200	94,200	90,284	90,284	0	

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Valuation Report

DB: 2022Ga

45-006-715-006-00	2022 Est. T.C.V.	TACHAU PAUL A & LINDA K
Property Class: 407		6 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres			Total Est. Land Value =			140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	104,062	88,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 134,105 113,977

Notes: THREE LEVEL, VALUTED CEILING

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,761

2022 Est. T.C.V. 006-715-006-00 = 333,761

Est. TCV/Total Floor Area = 320.31, Most recent sale 08/30/2016 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
159,200	159,200	159,200	155,428	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	5,129	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,900	166,900	166,900	160,557	160,557	0

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Valuation Report

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45-006-715-007-00	2022 Est. T.C.V.	GUPTA KRISTINE K TRUST
Property Class: 407		7 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	74,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,369 93,824

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 159,501

2022 Est. T.C.V. 006-715-007-00 = 219,501

Est. TCV/Total Floor Area = 270.32, Most recent sale 08/31/2007 for 221,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,500	102,500	102,500	82,421	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	2,719	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	85,140	85,140	0	

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Valuation Report

DB: 2022Ga

45-006-715-008-00	2022 Est. T.C.V.	CLINE DANIEL J & LINDA N
Property Class: 407		8 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H715 HAWKS HAWKS NEST	60		1	Units	60000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	65,179	55,402

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 87,754 74,590

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 126,803

2022 Est. T.C.V. 006-715-008-00 = 186,803

Est. TCV/Total Floor Area = 303.25, Most recent sale 10/10/1994 for 104,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	71,948	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,374	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,400	93,400	93,400	74,322	74,322	0	

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45-006-715-009-00	2022 Est. T.C.V.	ZANETTI JOHN L TRUST
Property Class: 407		9 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 108,118 91,898

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,227

2022 Est. T.C.V. 006-715-009-00 = 216,227

Est. TCV/Total Floor Area = 269.61, Most recent sale 10/14/2011 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,900	100,900	100,900	91,732	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,027	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,100	108,100	108,100	94,759	94,759	0	

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Valuation Report

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45-006-715-010-00	2022 Est. T.C.V.	DEBUYSSER RANDALL & ELLIZABETH
Property Class: 407		10 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/85/100/72.25
Functional Depreciation because of: 1 BDR

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	64,700	46,744

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	923	
2 Fixture Bath		1	2,690	1,944	

Porches					
WSEP (2 Story)		118	9,150	6,611	
WCP (1 Story)		40	2,270	1,640	

Water/Sewer					
Public Water		1	1,293	934	
Public Sewer		1	1,293	934	

Built-Ins					
Appliance Allow.		1	2,394	1,730	

Fireplaces					
Wood Stove		1	2,208	1,595	

Totals: 87,275 63,055

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 107,194

2022 Est. T.C.V. 006-715-010-00 = 167,194

Est. TCV/Total Floor Area = 273.19, Most recent sale 02/04/2022 for 280,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,100	77,100	77,100	71,948	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	2,374	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,600	83,600	83,600	74,322	74,322	0

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Valuation Report

DB: 2022Ga

45-006-715-011-00	2022 Est. T.C.V.	SCHOELL NATHAN & KRUCKI SCOTT
Property Class: 407		11 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres			Total Est.	Land Value =		140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	104,062	88,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 132,897 112,950

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 192,015

2022 Est. T.C.V. 006-715-011-00 = 332,015

Est. TCV/Total Floor Area = 318.63, Most recent sale 02/24/2020 for 285,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,300	158,300	158,300	158,300	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	5,223	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,000	166,000	166,000	163,523	163,523	0	

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Valuation Report

DB: 2022Ga

45-006-715-012-00	2022 Est. T.C.V.	GRAVES CYNTHIA
Property Class: 407		12 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	74,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,369 93,824

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 159,501

2022 Est. T.C.V. 006-715-012-00 = 219,501

Est. TCV/Total Floor Area = 270.32, Most recent sale 09/07/1999 for 163,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,500	102,500	102,500	81,999	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	2,705	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	84,704	84,704	84,704	

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Valuation Report

DB: 2022Ga

45-006-715-013-00	2022 Est. T.C.V.	ROBESON CHRISTOPHER & JULIE
Property Class: 407		13 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H715 HAWKS HAWKS NEST	60		1	Units	60000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	64,700	54,996

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 87,275 74,184

Notes: 402 & LOFT, VAULTED CEILING

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 126,113

2022 Est. T.C.V. 006-715-013-00 = 186,113

Est. TCV/Total Floor Area = 304.11, Most recent sale 07/16/2021 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,300	86,300	86,300	86,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	6,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,100	93,100	93,100	89,147	93,100	0	

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Valuation Report

DB: 2022Ga

45-006-715-014-00	2022 Est. T.C.V.	NELSON MICHAEL D & JENNIFER A
Property Class: 407		14 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H715 HAWKS HAWKS NEST 60			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	74,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (1 Story)	131	6,220	5,287
WCP (1 Story)	36	2,122	1,804

Deck

Treated Wood	58	1,662	1,413
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Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,145 93,635

Notes: END UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 159,180

2022 Est. T.C.V. 006-715-014-00 = 219,180

Est. TCV/Total Floor Area = 269.93, Most recent sale 05/01/2020 for 185,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,400	102,400	102,400	102,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,200	0	0	3,379	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	105,779	105,779	0

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Valuation Report

DB: 2022Ga

45-006-715-015-00	2022 Est. T.C.V.	CLEMETSEN ERIC A & HELEN C
Property Class: 407		15 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	66,924	56,885

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 90,829 77,204

Notes: 374 & 371 SQ FT VAULTED

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 131,247

2022 Est. T.C.V. 006-715-015-00 = 191,247

Est. TCV/Total Floor Area = 312.50, Most recent sale 02/14/2003 for 225,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,800	88,800	88,800	74,287	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,451	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,600	95,600	95,600	76,738	76,738	0	

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Valuation Report

DB: 2022Ga

45-006-715-016-00	2022 Est. T.C.V.	BRAUN DANIEL & LINDA
Property Class: 407		16 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 429 SF Floor Area = 1072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	429		
			Total:	106,614	90,619

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,883
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals:	137,664	117,011
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Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 198,919

2022 Est. T.C.V. 006-715-016-00 = 338,919

Est. TCV/Total Floor Area = 316.16, Most recent sale 02/06/2020 for 340,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,700	161,700	161,700	161,700	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	5,336	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,500	169,500	169,500	167,036	167,036	0

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Valuation Report

DB: 2022Ga

45-006-715-017-00	2022 Est. T.C.V.	SEYMOUR THOMAS M & MARILYN L
Property Class: 407		17 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 80			1 Units	80000	0.00000	100		80,000
	0.00	Total Acres			Total Est.	Land Value =		80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425
Total Estimated Land Improvements	True Cash Value =			2,425

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	411		
			Total:	88,586	75,289

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 109,969 93,463

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 158,887

2022 Est. T.C.V. 006-715-017-00 = 241,312

Est. TCV/Total Floor Area = 293.57, Most recent sale 09/16/1994 for 123,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,400	113,400	113,400	92,050	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	3,037	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,700	120,700	120,700	95,087	95,087	0	

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45-006-715-018-00	2022 Est. T.C.V.	BUSS DALE & DEBRA &
Property Class: 407		18 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 455 SF Floor Area = 682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	455		
			Total:	67,572	57,435

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 91,477 77,754

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 132,182

2022 Est. T.C.V. 006-715-018-00 = 212,182

Est. TCV/Total Floor Area = 311.12, Most recent sale 12/22/2016 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,200	99,200	99,200	89,934	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	2,967	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,100	106,100	106,100	92,901	92,901	0	

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Valuation Report

DB: 2022Ga

45-006-715-019-00	2022 Est. T.C.V.	GLENNY SUN ARBOR LLC
Property Class: 407		19 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est.	Land Value =			140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 407 SF Floor Area = 1018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	407		
			Total:	115,102	97,841

Other Additions/Adjustments

Recreation Room	661	11,059	9,400
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 157,211 133,633

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 227,176

2022 Est. T.C.V. 006-715-019-00 = 367,176

Est. TCV/Total Floor Area = 360.68, Most recent sale 03/06/2020 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,400	175,400	175,400	175,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	5,788	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,600	183,600	183,600	181,188	181,188	0	

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Valuation Report

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45-006-715-020-00	2022 Est. T.C.V.	HAMSTRA FRANCES K TRUST
Property Class: 407		20 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 128,699 109,394

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 185,970

2022 Est. T.C.V. 006-715-020-00 = 325,970

Est. TCV/Total Floor Area = 318.02, Most recent sale 09/29/1995 for 153,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,400	155,400	155,400	121,963	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	4,024	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,000	163,000	163,000	125,987	125,987	0	

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Valuation Report

DB: 2022Ga

45-006-715-021-00	2022 Est. T.C.V.	CARD DAVID G LIVING TRUST
Property Class: 407		21 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,883
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals:	133,604	113,563
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Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,057

2022 Est. T.C.V. 006-715-021-00 = 333,057

Est. TCV/Total Floor Area = 324.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,800	158,800	158,800	113,651	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	3,750	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,500	166,500	166,500	117,401	117,401	0

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Valuation Report

DB: 2022Ga

45-006-715-022-00	2022 Est. T.C.V.	TOWERS & TOWERS REVOCABLE LIV TRST
Property Class: 407		22 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 373 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	373		
			Total:	59,731	50,771

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	134	10,130	8,611
WPP	36	1,494	1,270

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 83,840 71,264

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 121,149

2022 Est. T.C.V. 006-715-022-00 = 171,149

Est. TCV/Total Floor Area = 305.62, Most recent sale 12/09/2011 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,900	78,900	78,900	66,974	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,210	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,600	85,600	85,600	69,184	69,184	0	

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Valuation Report

DB: 2022Ga

45-006-715-023-00	2022 Est. T.C.V.	RIMER DANIEL N & HELENE K
Property Class: 407		23 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100		50,000
		0.00	Total Acres		Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WCP (1 Story)	134	4,987	4,239
WSEP (1 Story)	134	6,332	5,382

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 113,229 96,243

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 163,613

2022 Est. T.C.V. 006-715-023-00 = 213,613

Est. TCV/Total Floor Area = 266.35, Most recent sale 08/15/2017 for 200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	90,357	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	2,981	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,800	106,800	106,800	93,338	93,338	0	

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Valuation Report

DB: 2022Ga

45-006-715-024-00	2022 Est. T.C.V.	DECOKER GARY & PAMELA
Property Class: 407		24 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	65,179	55,402

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	134	10,130	8,611
WCP (1 Story)	36	2,122	1,804

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,586 75,298

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,007

2022 Est. T.C.V. 006-715-024-00 = 178,007

Est. TCV/Total Floor Area = 288.97, Most recent sale 11/06/2015 for 152,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,200	82,200	82,200	66,974	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	2,210	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,000	89,000	89,000	69,184	69,184	0

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Valuation Report

DB: 2022Ga

45-006-715-025-00	2022 Est. T.C.V.	TRATHEN MICHAEL J & SUSAN M
Property Class: 407		25 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 403 SF Floor Area = 806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	403		
			Total:	87,100	74,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	134	4,987	4,239
WSEP (1 Story)	131	6,220	5,287

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,792 94,175

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 160,098

2022 Est. T.C.V. 006-715-025-00 = 210,098

Est. TCV/Total Floor Area = 260.67, Most recent sale 08/18/2017 for 198,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,800	97,800	97,800	88,135	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	2,908	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,000	105,000	105,000	91,043	91,043	0	

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Valuation Report

DB: 2022Ga

45-006-715-026-00	2022 Est. T.C.V.	GUPTA KRISTINE K TRUST
Property Class: 407		26 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (2 Story)	118	5,502	4,677
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 85,146 72,376

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 123,039

2022 Est. T.C.V. 006-715-026-00 = 173,039

Est. TCV/Total Floor Area = 281.82, Most recent sale 09/12/2007 for 168,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,800	79,800	79,800	62,318	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,056	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	64,374	64,374	0	

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Valuation Report

DB: 2022Ga

45-006-715-027-00	2022 Est. T.C.V.	YOUNGS MICHEL A &
Property Class: 407		27 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est. Land Value =				50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 131,389 111,680

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 189,856

2022 Est. T.C.V. 006-715-027-00 = 239,856

Est. TCV/Total Floor Area = 234.01, Most recent sale 08/28/2020 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,300	112,300	112,300	112,300	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	3,705	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,900	119,900	119,900	116,005	116,005	0	

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Valuation Report

DB: 2022Ga

45-006-715-028-00	2022 Est. T.C.V.	GILVYDIS DALIA &
Property Class: 407		28 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100		50,000
		0.00	Total Acres		Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 131,389 111,680

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 189,856

2022 Est. T.C.V. 006-715-028-00 = 239,856

Est. TCV/Total Floor Area = 234.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,300	112,300	112,300	91,775	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	3,028	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,900	119,900	119,900	94,803	94,803	94,803	

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Valuation Report

DB: 2022Ga

45-006-715-029-00	2022 Est. T.C.V.	PUSHMAN ADAM W & MICHELLE R
Property Class: 407		29 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	86,920	73,882

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (2 Story)	118	5,502	4,677
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,625 94,031

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 159,853

2022 Est. T.C.V. 006-715-029-00 = 209,853

Est. TCV/Total Floor Area = 261.01, Most recent sale 05/22/2020 for 216,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	97,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,224	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,900	104,900	104,900	100,924	100,924	0	

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Valuation Report

DB: 2022Ga

45-006-715-030-00	2022 Est. T.C.V.	KLESHINSKI JAMES F & OLGA
Property Class: 407		30 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100	50,000
	0.00	Total Acres			Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-030-00 = 178,311

Est. TCV/Total Floor Area = 290.41, Most recent sale 08/17/2016 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,400	82,400	82,400	67,397	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,224	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,200	89,200	89,200	69,621	69,621	0	

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Valuation Report

DB: 2022Ga

45-006-715-031-00	2022 Est. T.C.V.	PENNELL TERRY H & KATHLEEN E
Property Class: 407		31 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 109,448 93,029

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 158,149

2022 Est. T.C.V. 006-715-031-00 = 208,149

Est. TCV/Total Floor Area = 259.54, Most recent sale 07/07/2006 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,900	96,900	96,900	87,395	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	2,884	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,100	104,100	104,100	90,279	90,279	0	

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Valuation Report

DB: 2022Ga

45-006-715-032-00	2022 Est. T.C.V.	WILBERDING FRANK D & ELIZABETH KONR
Property Class: 407		32 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-032-00 = 178,311

Est. TCV/Total Floor Area = 290.41, Most recent sale 05/09/2017 for 188,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,400	82,400	82,400	67,397	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,224	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,200	89,200	89,200	69,621	69,621	0	

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Valuation Report

DB: 2022Ga

45-006-715-033-00	2022 Est. T.C.V.	NOVAK MICHAEL E & REBECCA A TRUST
Property Class: 407		33 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres			Total Est. Land Value =			140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (2 Story)	118	9,150	7,778
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 133,926 113,837

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,523

2022 Est. T.C.V. 006-715-033-00 = 333,523

Est. TCV/Total Floor Area = 325.39, Most recent sale 02/08/2013 for 333,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
159,100	159,100	159,100	156,381	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	5,160	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,800	166,800	166,800	161,541	161,541	0	

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Valuation Report

DB: 2022Ga

45-006-715-034-00	2022 Est. T.C.V.	IMAGINE THAT PROPERTY GROUP LLC
Property Class: 407		34 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 80			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (2 Story)	133	10,069	8,559
WSEP (1 Story)	118	5,718	4,860

Deck

Treated Wood	36	1,306	1,110
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Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 136,151 115,728

Notes: DUPLEX UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 196,738

2022 Est. T.C.V. 006-715-034-00 = 276,738

Est. TCV/Total Floor Area = 269.99, Most recent sale 05/26/2017 for 236,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,600	130,600	130,600	130,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	4,309	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,400	138,400	138,400	134,909	134,909	0

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Valuation Report

DB: 2022Ga

45-006-715-035-00	2022 Est. T.C.V.	GFR HOMESTEAD UNIT LLC
Property Class: 407		35 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 80			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (2 Story)	133	10,069	8,559
WSEP (1 Story)	118	5,718	4,860

Deck

Treated Wood	36	1,306	1,110
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Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 136,151 115,728

Notes: DUPLEX UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 196,738

2022 Est. T.C.V. 006-715-035-00 = 276,738

Est. TCV/Total Floor Area = 269.99, Most recent sale 09/13/2011 for 212,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,600	130,600	130,600	127,903	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	4,220	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,400	138,400	138,400	132,123	132,123	0

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Valuation Report

DB: 2022Ga

45-006-715-036-00	2022 Est. T.C.V.	MEYER MARY ANN
Property Class: 407		36 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est. Land Value =				50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	118	4,510	3,833
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 108,240 92,002

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,403

2022 Est. T.C.V. 006-715-036-00 = 206,403

Est. TCV/Total Floor Area = 257.36

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	74,274	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	2,451	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	76,725	76,725	0	

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Valuation Report

DB: 2022Ga

45-006-715-037-00	2022 Est. T.C.V.	GARST JASON W & BRANDA L
Property Class: 407		37 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WCP (2 Story)	118	5,502	4,677
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 83,816 71,245

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 121,117

2022 Est. T.C.V. 006-715-037-00 = 171,117

Est. TCV/Total Floor Area = 278.69, Most recent sale 01/19/2021 for 165,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,900	78,900	78,900	64,434	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	21,166	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,600	85,600	85,600	66,560	85,600	0	

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Valuation Report

DB: 2022Ga

45-006-715-038-00	2022 Est. T.C.V.	FLEMING NANCY TRUST
Property Class: 407		38 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 60			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 132,597 112,707

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 191,602

2022 Est. T.C.V. 006-715-038-00 = 251,602

Est. TCV/Total Floor Area = 245.47, Most recent sale 11/11/1994 for 146,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,100	118,100	118,100	91,775	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	3,028	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,800	125,800	125,800	94,803	94,803	0	

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Valuation Report

DB: 2022Ga

45-006-715-039-00	2022 Est. T.C.V.	KARIBIAN ADAM & KIMBERLY
Property Class: 407		39 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,883
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
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Deck

Treated Wood	40	1,383	1,176
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Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals:	130,477	110,906
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Notes: END UNIT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 188,540

2022 Est. T.C.V. 006-715-039-00 = 238,540

Est. TCV/Total Floor Area = 232.72, Most recent sale 03/16/2012 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,600	111,600	111,600	108,874	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	3,592	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,300	119,300	119,300	112,466	112,466	0	

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Valuation Report

DB: 2022Ga

45-006-715-040-00	2022 Est. T.C.V.	KUBICKI DALE & CONSTANCE L
Property Class: 407		40 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H715 HAWKS HAWKS NEST 50K			1	Units	50000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	70,124

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Porches

WSEP (2 Story)	118	9,150	7,320
WSEP (1 Story)	118	5,718	4,574

Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Totals: 115,009 92,005

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,409

2022 Est. T.C.V. 006-715-040-00 = 206,409

Est. TCV/Total Floor Area = 254.20, Most recent sale 08/25/2020 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	96,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,168	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	99,168	99,168	0	

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Valuation Report

DB: 2022Ga

45-006-715-041-00	2022 Est. T.C.V.	THETARD THOMAS E & LISA L
Property Class: 407		41 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	65,179	58,661

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
2 Fixture Bath	1	2,690	2,421

Porches

WSEP (2 Story)	118	9,150	8,235
WCP (1 Story)	40	2,270	2,043

Water/Sewer

Public Water	1	1,293	1,164
Public Sewer	1	1,293	1,164

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Wood Stove	1	2,208	1,987
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Totals: 87,754 78,979

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 134,264

2022 Est. T.C.V. 006-715-041-00 = 184,264

Est. TCV/Total Floor Area = 299.13, Most recent sale 10/16/2020 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,200	85,200	85,200	85,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	2,811	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,100	92,100	92,100	88,011	88,011	0	

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45-006-715-042-00	2022 Est. T.C.V.	SCHMIDT ANDREW E & AMY B
Property Class: 407		42 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est. Land Value =				50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	86,920	73,882

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WCP (2 Story)	131	5,979	5,082
WCP (1 Story)	36	2,122	1,804

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 106,176 90,249

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 153,423

2022 Est. T.C.V. 006-715-042-00 = 203,423

Est. TCV/Total Floor Area = 253.01, Most recent sale 04/14/2017 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	85,491	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	2,821	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,700	101,700	101,700	88,312	88,312	0	

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45-006-715-043-00	2022 Est. T.C.V.	MCDONALD RAYMOND ET AL
Property Class: 407		43 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-043-00 = 178,311

Est. TCV/Total Floor Area = 290.41, Most recent sale 02/19/2008 for 183,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,400	82,400	82,400	70,465	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	2,325	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	72,790	72,790	0

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45-006-715-044-00	2022 Est. T.C.V.	JOHNSON DOUGLAS R & SUNSTEIN JULIE
Property Class: 407		44 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (1 Story)	118	5,718	4,860
WSEP (2 Story)	118	9,150	7,778

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 133,926 113,837

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,523

2022 Est. T.C.V. 006-715-044-00 = 253,523

Est. TCV/Total Floor Area = 247.34, Most recent sale 10/23/2020 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,100	119,100	119,100	119,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	3,930	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,800	126,800	126,800	123,030	123,030	0	

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45-006-715-045-00	2022 Est. T.C.V.	DEJA LESLIE D LIVING TRUST
Property Class: 407		45 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	86,920	73,882

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (1 Story)	118	5,718	4,860
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,841 94,214

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 160,164

2022 Est. T.C.V. 006-715-045-00 = 220,164

Est. TCV/Total Floor Area = 273.84, Most recent sale 02/24/1997 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,800	102,800	102,800	93,785	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	3,094	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,100	110,100	110,100	96,879	96,879	0	

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45-006-715-046-00	2022 Est. T.C.V.	MCGEHEE TREVOR & KAREN
Property Class: 407		46 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-046-00 = 188,311

Est. TCV/Total Floor Area = 306.70, Most recent sale 07/21/2020 for 172,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,400	87,400	87,400	87,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,884	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,200	94,200	94,200	90,284	90,284	0	

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45-006-715-047-00	2022 Est. T.C.V.	SAI XAVIER
Property Class: 407		47 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H715 HAWKS HAWKS NEST 60			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	83,479	70,955

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (1 Story)	134	6,332	5,382
WPP	36	1,494	1,270

Deck

Treated Wood	57	1,645	1,398
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Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 105,435 89,617

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 152,349

2022 Est. T.C.V. 006-715-047-00 = 212,349

Est. TCV/Total Floor Area = 264.12, Most recent sale 02/05/2021 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,100	99,100	99,100	91,415	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	14,785	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,200	106,200	106,200	94,431	106,200	0

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45-006-715-048-00	2022 Est. T.C.V.	WILKERSON STEPHEN F &
Property Class: 407		48 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST	60		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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 87,464 74,346

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 126,388

2022 Est. T.C.V. 006-715-048-00 = 186,388

Est. TCV/Total Floor Area = 303.56, Most recent sale 12/10/2002 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,400	86,400	86,400	71,948	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,374	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,200	93,200	93,200	74,322	74,322	0	

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45-006-715-049-00	2022 Est. T.C.V.	OKEEFE MARY LYNNE & TOM
Property Class: 407		49 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (2 Story)	118	9,150	7,778

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 131,389 111,680

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 189,856

2022 Est. T.C.V. 006-715-049-00 = 269,856

Est. TCV/Total Floor Area = 263.27, Most recent sale 08/16/2019 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
127,300	127,300	127,300	127,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	4,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,900	134,900	134,900	131,500	131,500	0

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45-006-715-050-00	2022 Est. T.C.V.	HISCHKE WILLIAM & DIANE
Property Class: 407		50 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (2 Story)	118	5,502	4,677
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 110,440 93,873

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 159,584

2022 Est. T.C.V. 006-715-050-00 = 239,584

Est. TCV/Total Floor Area = 298.73, Most recent sale 06/03/2005 for 300,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,600	112,600	112,600	109,508	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,613	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,800	119,800	119,800	113,121	113,121	0	

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45-006-715-051-00	2022 Est. T.C.V.	CIOTTI MARY
Property Class: 407		51 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	80000.00000	100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 87,464 74,346

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 126,388

2022 Est. T.C.V. 006-715-051-00 = 206,388

Est. TCV/Total Floor Area = 336.14, Most recent sale 08/12/1999 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,400	96,400	96,400	83,146	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	2,743	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,200	103,200	103,200	85,889	85,889	0

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DB: 2022Ga

45-006-715-052-00	2022 Est. T.C.V.	LEAHY JOHN M & CATHY J
Property Class: 407		52 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	87,656	74,519

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 109,039 92,693

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 157,578

2022 Est. T.C.V. 006-715-052-00 = 237,578

Est. TCV/Total Floor Area = 292.58, Most recent sale 10/04/2019 for 228,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,600	111,600	111,600	111,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,682	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,800	118,800	118,800	115,282	115,282	0	

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Valuation Report

DB: 2022Ga

45-006-715-053-00	2022 Est. T.C.V.	GULA ROBERT J & CONSTANCE L
Property Class: 407		53 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	76,006	64,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
2 Fixture Bath	1	3,960	3,366

Porches

WSEP (2 Story)	119	12,079	10,267
WCP (1 Story)	40	2,836	2,411

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Wood Stove	1	3,195	2,716
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Lump Sum Items

LIFT		1,000	850
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Totals: 107,707 91,551

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 155,637

2022 Est. T.C.V. 006-715-053-00 = 235,637

Est. TCV/Total Floor Area = 382.53, Most recent sale 03/20/1996 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,700	110,700	110,700	99,722	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	3,290	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,800	117,800	117,800	103,012	103,012	0

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Valuation Report

DB: 2022Ga

45-006-715-054-00	2022 Est. T.C.V.	HNC #2 LLC
Property Class: 407		54 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100		140,000
	0.00	Total Acres		Total Est.	Land Value =		140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (2 Story)	134	10,130	8,611
WPP	36	1,494	1,270
WCP (1 Story)	60	2,930	2,490

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 133,612 113,570

Notes: 3LEVEL 3BDRM, 3BATH

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,069

2022 Est. T.C.V. 006-715-054-00 = 333,069

Est. TCV/Total Floor Area = 324.95, Most recent sale 12/03/2015 for 320,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,800	158,800	158,800	155,851	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	5,143	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,500	166,500	166,500	160,994	160,994	0	

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Valuation Report

DB: 2022Ga

45-006-715-055-00	2022 Est. T.C.V.	HAWKS NEST 55 LLC
Property Class: 407		55 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 109,326 92,925

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 157,973

2022 Est. T.C.V. 006-715-055-00 = 237,973

Est. TCV/Total Floor Area = 296.72, Most recent sale 07/01/2011 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,800	111,800	111,800	108,874	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,592	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,000	119,000	119,000	112,466	112,466	0	

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Valuation Report

DB: 2022Ga

45-006-715-056-00	2022 Est. T.C.V.	FACCHINI ANNA M TRUST
Property Class: 407		56 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-056-00 = 208,311

Est. TCV/Total Floor Area = 339.27, Most recent sale 01/09/2015 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	88,665	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,925	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	91,590	91,590	0	

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Valuation Report

DB: 2022Ga

45-006-715-057-00	2022 Est. T.C.V.	BRENNAN MICHAEL J & JOAN E TRUST
Property Class: 407		57 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	86,920	73,882

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 108,303 92,056

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,495

2022 Est. T.C.V. 006-715-057-00 = 236,495

Est. TCV/Total Floor Area = 294.15, Most recent sale 03/02/2012 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,100	111,100	111,100	107,710	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	3,554	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,200	118,200	118,200	111,264	111,264	0	

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Valuation Report

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45-006-715-058-00	2022 Est. T.C.V.	WELLER DEREK & ANNA
Property Class: 407		58 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 87,464 74,346

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 126,388

2022 Est. T.C.V. 006-715-058-00 = 206,388

Est. TCV/Total Floor Area = 336.14, Most recent sale 12/12/1994 for 117,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,400	96,400	96,400	83,023	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,739	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	85,762	85,762	0	

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Valuation Report

DB: 2022Ga

45-006-715-059-00	2022 Est. T.C.V.	HNC #1 LLC
Property Class: 407		59 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100			140,000
	0.00	Total Acres		Total Est. Land Value =				140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 131,389 111,680

Notes: 3BDRM 3 BATH 3 LEVELS

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 189,856

2022 Est. T.C.V. 006-715-059-00 = 329,856

Est. TCV/Total Floor Area = 321.81, Most recent sale 12/03/2015 for 340,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,300	157,300	157,300	154,687	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	5,104	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,900	164,900	164,900	159,791	159,791	0

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Valuation Report

DB: 2022Ga

45-006-715-060-00	2022 Est. T.C.V.	HNC #3 LLC
Property Class: 407		60 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H715 HAWKS RIDGE&<1000SQFT			1 Units	80000	0.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	86,735	73,724

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
2 Fixture Bath	1	2,690	2,286

Porches

WSEP (1 Story)	118	5,718	4,860
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 108,118 91,898

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 156,227

2022 Est. T.C.V. 006-715-060-00 = 236,227

Est. TCV/Total Floor Area = 294.55, Most recent sale 05/31/2018 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,900	110,900	110,900	110,900	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,659	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,100	118,100	118,100	114,559	114,559	0	

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Valuation Report

DB: 2022Ga

45-006-715-061-00	2022 Est. T.C.V.	HOLOWEIKO JIRAK JOINT TRUST
Property Class: 407		61 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	64,889	55,158

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,794 75,477

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,311

2022 Est. T.C.V. 006-715-061-00 = 208,311

Est. TCV/Total Floor Area = 339.27, Most recent sale 11/13/1998 for 137,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,400	97,400	97,400	88,558	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,922	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	91,480	91,480	91,480	

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Valuation Report

DB: 2022Ga

45-006-715-062-00	2022 Est. T.C.V.	GULA ROBERT J & CONSTANCE L
Property Class: 407		62 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H715 HAWKS RIDGE&<1000SQFT			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 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	102,993	87,544

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WSEP (1 Story)	118	7,497	6,372
WCP (1 Story)	118	5,948	5,056

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Wood Stove	1	3,195	2,716
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Totals: 134,175 114,049

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 193,883

2022 Est. T.C.V. 006-715-062-00 = 273,883

Est. TCV/Total Floor Area = 340.65, Most recent sale 06/15/2012 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,200	129,200	129,200	125,061	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	4,127	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,900	136,900	136,900	129,188	129,188	0	

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Valuation Report

DB: 2022Ga

45-006-715-063-00	2022 Est. T.C.V.	HAWKS NEST 63 LLC
Property Class: 407		63 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1	Units	80000.00000	100		80,000
	0.00	Total Acres			Total Est.	Land Value =		80,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	64,700	54,996

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	40	2,270	1,929

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 88,605 75,315

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 128,036

2022 Est. T.C.V. 006-715-063-00 = 208,036

Est. TCV/Total Floor Area = 339.93, Most recent sale 07/27/2011 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,200	97,200	97,200	88,665	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	2,925	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,000	104,000	104,000	91,590	91,590	0	

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Valuation Report

DB: 2022Ga

45-006-715-064-00	2022 Est. T.C.V.	DUFFY JOHN M & RACHAEL A
Property Class: 407		64 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H715 HAWKS SITE @ 140K			1 Units	140000.00000	100		140,000
	0.00	Total Acres		Total Est.	Land Value =		140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	102,554	87,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Porches

WSEP (2 Story)	118	9,150	7,778
WCP (1 Story)	118	4,510	3,833

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 132,718 112,810

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 191,777

2022 Est. T.C.V. 006-715-064-00 = 331,777

Est. TCV/Total Floor Area = 323.68, Most recent sale 02/25/1993 for 145,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,200	158,200	158,200	113,651	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	3,750	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,900	165,900	165,900	117,401	117,401	0	

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Valuation Report

DB: 2022Ga

45-006-715-065-00	2022 Est. T.C.V.	MEESA INDU REKHA
Property Class: 407		65 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	86,920	73,882

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Porches

WCP (1 Story)	118	4,510	3,833
WSEP (1 Story)	118	5,718	4,860

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Wood Stove	1	2,208	1,877
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Totals: 109,633 93,187

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 158,418

2022 Est. T.C.V. 006-715-065-00 = 238,418

Est. TCV/Total Floor Area = 296.54, Most recent sale 10/20/2014 for 267,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,000	112,000	112,000	109,085	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	3,599	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,200	119,200	119,200	112,684	112,684	0	

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Valuation Report

DB: 2022Ga

45-006-715-066-00	2022 Est. T.C.V.	ALM WILLIAM P & KIMBERLY S
Property Class: 407		66 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	75,413	64,099

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
2 Fixture Bath	1	3,960	3,366

Porches

WSEP (2 Story)	118	11,995	10,196
WCP (1 Story)	40	2,836	2,411

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Wood Stove	1	3,195	2,716
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Totals: 106,030 90,125

Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 153,213

2022 Est. T.C.V. 006-715-066-00 = 233,213

Est. TCV/Total Floor Area = 381.07, Most recent sale 06/10/2011 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,500	109,500	109,500	99,139	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	3,271	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,600	116,600	116,600	102,410	102,410	0	

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Valuation Report

DB: 2022Ga

45-006-715-067-00	2022 Est. T.C.V.	GULA ROBERT J & CONSTANCE L
Property Class: 407		67 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 1986
Exterior Units: 1	Interior Units: 0	Roof: Asph.	Shingle	

(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	102,993	87,544

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Porches					
WCP (1 Story)			118	5,948	5,056
WSEP (1 Story)			118	7,497	6,372

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Wood Stove			1	3,195	2,716

Totals:	134,175	114,049
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Notes:

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV:	193,883
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2022 Est. T.C.V. 006-715-067-00	=	273,883
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Est. TCV/Total Floor Area = 340.65, Most recent sale 11/30/2012 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,200	129,200	129,200	125,061	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	4,127	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,900	136,900	136,900	129,188	129,188	0	

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Valuation Report

DB: 2022Ga

45-006-715-068-00	2022 Est. T.C.V.	GULA ROBERT J & CONSTANCE L
Property Class: 407		68 HAWKS NEST
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			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 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 412 SF Floor Area = 618 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	412		
			Total:	76,148	68,532

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
2 Fixture Bath	1	3,960	3,564

Porches

WSEP (2 Story)	118	11,995	10,796
WCP (1 Story)	40	2,836	2,552

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Wood Stove	1	3,195	2,875
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Totals: 106,765 96,086

Notes: LOFT

ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.700 => TCV: 163,346

2022 Est. T.C.V. 006-715-068-00 = 243,346

Est. TCV/Total Floor Area = 393.76, Most recent sale 01/09/2014 for 260,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,400	114,400	114,400	102,737	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	3,390	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,700	121,700	121,700	106,127	106,127	0	

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Valuation Report

DB: 2022Ga

45-006-720-001-00	2022 Est. T.C.V.	BACKUS JOSEPH B & BARBARA L
Property Class: 408		6154 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	53.00	320.98	0.8484	0.9588	10000	100		431,097
FISHER LK3200	120.00	320.98	1.0000	1.0000	3200	100		384,000
173 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								815,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.19	70	50	916

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,416

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/50/100/100/30

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
Total:				100,985	30,295

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	319
2 Fixture Bath	1	2,246	674

Water/Sewer

1000 Gal Septic	1	3,937	1,181
Water Well, 100 Feet	1	4,880	1,464

Porches

CCP (1 Story)	304	5,864	1,759
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Built-Ins

Appliance Allow.	1	1,673	502
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Fireplaces

Prefab 1 Story	1	1,894	568
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Totals: 122,543 36,762

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 69,848

2022 Est. T.C.V. 006-720-001-00 = 888,361

Est. TCV/Total Floor Area = 899.15, Most recent sale 08/23/1988 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
441,300	441,300	441,300	188,337	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	6,215	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
444,200	444,200	444,200	194,552	194,552	0

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Valuation Report

DB: 2022Ga

45-006-720-002-00	2022 Est. T.C.V.	CHICK ANN
Property Class: 408		6156 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	250.00	1.0000	0.9235	10000	100		923,491
100 Actual Front Feet, 0.57 Total Acres					Total Est.		Land Value =	923,491

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967

(11) Heating System: Electric Baseboard
Ground Area = 1280 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	960		
		Total:		215,280	129,169

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	2	8,039	4,823

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Deck

Treated Wood	396	5,607	3,364
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	960	37,709	22,625
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 285,648 171,388

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 325,636

2022 Est. T.C.V. 006-720-002-00 = 1,254,127

Est. TCV/Total Floor Area = 559.88

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
613,700	613,700	613,700	381,112	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	12,576	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
627,100	627,100	627,100	393,688	393,688	0

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Valuation Report

DB: 2022Ga

45-006-720-003-00	2022 Est. T.C.V.	EGAN THOMAS M & ROSEMARY W
Property Class: 408		6158 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	248.00	1.0000	0.9224	10000	100		922,379
100 Actual Front Feet, 0.57 Total Acres					Total Est.		Land Value =	922,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	37.14	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls C -5 Blt 1970

(11) Heating System: Forced Hot Water

Ground Area = 1024 SF Floor Area = 2048 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,024		
1 Story	Siding	Overhang	256		
1 Story	Siding	Overhang	256		
Total:				203,428	132,217

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,440
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Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	248	4,276	2,779
WPP	1024	14,039	9,125

Balcony

Wood Balcony	52	1,833	1,191
Wood Balcony	24	846	550

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 3 Car	1	4,251	2,763
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
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Totals: 261,937 170,245

Notes:

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-720-003-00

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ECF (4134 BIG GLEN) 1.900 => TCV: 323,466

2022 Est. T.C.V. 006-720-003-00 = 1,250,845

Est. TCV/Total Floor Area = 610.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
612,200	612,200	612,200	323,819	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	10,686	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
625,400	625,400	625,400	334,505	334,505	334,505	

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Valuation Report

DB: 2022Ga

45-006-720-004-00	2022 Est. T.C.V.	OWLS NEST OF TAMARACK COVE LLC
Property Class: 408		6160 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	220.00	1.0000	0.9060	10000	100		905,952
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								905,952

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.95	25	50	424
Wood Frame	33.95	25	50	424

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,348

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1626 SF Floor Area = 1626 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,626		
Total:				195,091	126,804

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 100 Feet	1	5,025	3,266

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Porches

CPP	24	580	377
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Carports

Comp.Shingle	252	3,573	2,322
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Totals: 229,978 149,480

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 284,012

2022 Est. T.C.V. 006-720-004-00 = 1,192,312

Est. TCV/Total Floor Area = 733.28

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
584,500	584,500	584,500	380,260	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	12,548	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
596,200	596,200	596,200	392,808	392,808	0	

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DB: 2022Ga

45-006-720-005-00	2022 Est. T.C.V.	GOODELL-GLEN LAKE FAMILY
Property Class: 408		6162 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	300.00	0.9040	0.9491	10000	100		857,969
GRADE B 10K	40.00	300.00	0.9040	0.9491	10000	50	SURPLUS: ZONING 100 ft	171,594
140 Actual Front Feet, 0.96 Total Acres								
Total Est. Land Value =								1,029,562

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 1801 SF Floor Area = 1801 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,801		
Total:				242,221	157,442

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,880	1,222

Water/Sewer			
1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches			
WCP (1 Story)	69	4,264	2,772
WCP (1 Story)	53	3,528	2,293

Deck			
Treated Wood	52	1,648	1,071
Treated Wood	140	3,004	1,953

Built-Ins			
Appliance Allow.	1	3,439	2,235

Fireplaces			
Interior 1 Story	1	5,984	3,890

Totals: 276,248 179,560

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 341,164

2022 Est. T.C.V. 006-720-005-00 = 1,375,726

Est. TCV/Total Floor Area = 763.87

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
685,900	685,900	685,900	369,491	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	12,193	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
687,900	687,900	687,900	381,684	381,684	0	

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45-006-720-006-00	2022 Est. T.C.V.	TAMARACK REAL ESTATE LLC
Property Class: 408		6166 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	100.00	400.00	0.9468	0.9909	10000	100		938,202
GRADE B 10K	20.00	400.00	0.9468	0.9909	10000	50	SURPLUS: ZONING 100 ft	93,820
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,032,022								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2485 SF Floor Area = 3728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,485		
Total:				412,967	268,428

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		4	23,644	15,369	

Water/Sewer					
1000 Gal Septic		1	4,877	3,170	
Water Well, 100 Feet		1	5,403	3,512	

Porches					
CPP		30	824	536	

Deck					
Treated Wood		270	4,628	3,008	

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	676	28,547	18,556
Common Wall: 1 Wall	1	-2,294	-1,491
Door Opener	2	1,182	768

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	2	17,893	11,630
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Totals: 501,110 325,721

Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 618,870

2022 Est. T.C.V. 006-720-006-00 = 1,653,392

Est. TCV/Total Floor Area = 443.51

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
823,200	823,200	823,200	393,306	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	12,979	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
826,700	826,700	826,700	406,285	406,285	0

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45-006-720-008-00	2022 Est. T.C.V.	MILLER NATHALENE M TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DUNN FARM 350	400.00	235.02	1.0000	1.0000	350	100		140,000	
DUNN FARM 350	30.00	235.02	1.0000	1.0000	350	50	SURPLUS: ZONING 100'	5,250	
430 Actual Front Feet, 2.32 Total Acres								Total Est. Land Value =	145,250

2022 Est. T.C.V. 006-720-008-00 = 145,250

Est. TCV/Total Floor Area = 38.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,600	72,600	72,600	5,343	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	176	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,600	72,600	72,600	5,519	5,519	0	

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Valuation Report

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45-006-720-008-10	2022 Est. T.C.V.	CAESAR MARTHA J TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
<Site Value D> GROUP D \$90K					90000 100	
353 Actual Front Feet, 1.38 Total Acres					Total Est. Land Value =	

2022 Est. T.C.V. 006-720-008-10	=	90,000
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Est. TCV/Total Floor Area = 24.14

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	1,118	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	36	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	1,154	1,154	0	

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45-006-720-011-00	2022 Est. T.C.V.	TAMARACK COVE ASSOC
Property Class: 409		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
FISHER LK "C"	50.00	1000.00	1.0000	1.0000	3000 100	150,000
CREEK/WET	50.00	1000.00	1.0000	1.0000	150 100	7,500
100 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =						157,500

2022 Est. T.C.V. 006-720-011-00 = 157,500

Est. TCV/Total Floor Area = 42.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,300	66,300	66,300	6,024	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	198	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,800	78,800	78,800	6,222	6,222	0

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45-006-720-012-00	2022 Est. T.C.V.	POOT JOSEPH
Property Class: 409		S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
FISHER LK "C"	100.00	1000.00	1.0000	1.0000	3000 100	300,000
100 Actual Front Feet, 2.30 Total Acres Total Est. Land Value =						300,000

2022 Est. T.C.V. 006-720-012-00 = 300,000

Est. TCV/Total Floor Area = 80.47, Most recent sale 04/17/2020 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
125,000	125,000	125,000	125,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	4,125	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,000	150,000	150,000	129,125	129,125	0

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45-006-720-013-00	2022 Est. T.C.V.	PIERCE DANIEL & ZARKOWSKI PAMELA
Property Class: 409		6096 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	1015.49	1.0000	1.0000	3000	100		300,000
100 Actual Front Feet, 2.33 Total Acres					Total Est. Land Value =			300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	14.69	19	50	139
Dock: Light posts	41.15	64	50	1,317
Wood Frame	39.04	63	50	1,230

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,186

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 978 SF Floor Area = 1472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	978		
0.5 Story	Siding	Overhang	11		
		Total:		178,978	134,232

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	48	3,282	2,461
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Deck

Treated Wood	510	7,018	5,263
Treated Wood	331	5,289	3,967

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 219,998 164,996

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 313,492

2022 Est. T.C.V. 006-720-013-00 = 618,678

Est. TCV/Total Floor Area = 420.30, Most recent sale 08/16/2013 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
289,100	289,100	289,100	280,168	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,200	0	9,245	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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309,300	309,300	309,300	289,413	289,413	0
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45-006-720-014-00	2022 Est. T.C.V.	SIEGFRIED KURT S
Property Class: 409		6090 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
FISHER LK "C"	100.00	900.00	1.0000	1.0000	3000 100	300,000
100 Actual Front Feet, 2.07 Total Acres Total Est. Land Value =						300,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 2161 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Piers	952		
1 Story	Siding	Overhang	257		
Total:				215,399	213,249

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	2	8,039	7,959

Water/Sewer

1000 Gal Septic	1	4,209	4,167
Water Well, 50 Feet	1	2,324	2,301

Porches

WSEP (1 Story)	301	11,832	11,714
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Deck

Treated Wood	500	6,535	6,470
Treated Wood	300	4,668	4,621
Treated Wood	126	2,643	2,617

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	257	15,096	14,945
Common Wall: 2 Wall	1	-4,647	-4,601
Door Opener	1	473	468

Built-Ins

Appliance Allow.	1	2,394	2,370
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Fireplaces

Prefab 2 Story	1	2,742	2,715
Direct-Vented Gas	2	5,229	5,177

Totals: 278,213 275,436

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 523,328

2022 Est. T.C.V. 006-720-014-00 = 828,328
Est. TCV/Total Floor Area = 383.31, Most recent sale 08/29/2019 for 250,000

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2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	339,800	339,800	339,800	339,800	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	42,000	32,400	0	42,000	11,213	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	414,200	414,200	414,200	393,013	393,013	0

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45-006-720-015-00	2022 Est. T.C.V.	FORGIONE SUZANNE M & RAYMOND H
Property Class: 408		6084 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	806.00	1.0000	1.0000	3000	100		300,000
100 Actual Front Feet, 1.85 Total Acres Total Est. Land Value =								300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 1989

(11) Heating System: Forced Hot Water
Ground Area = 1008 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	426		
Total:				204,647	153,503

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	176	3,680	2,760
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Deck

Treated Wood	308	4,756	3,567
Treated Wood	66	1,780	1,335

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	834	33,719	25,289
Storage Over Garage	417	4,958	3,718
Common Wall: 1/2 Wall	1	-1,162	-871
Door Opener	2	946	709

Built-Ins

Appliance Allow.	1	2,394	1,795
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Totals: 274,268 205,718

Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 390,864

2022 Est. T.C.V. 006-720-015-00 = 695,864

Est. TCV/Total Floor Area = 359.06, Most recent sale 07/26/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
316,400	316,400	316,400	172,193	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	5,682	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
347,900	347,900	347,900	177,875	177,875	177,875

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45-006-720-017-00	2022 Est. T.C.V.	LATTIMORE FAMILY REVOC TRUST
Property Class: 408		6042 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FISHER LK "C"	100.00	700.00	1.0000	1.0000	3000	100	
100 Actual Front Feet, 1.61 Total Acres					Total Est. Land Value =		300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,232		
Total:				200,886	160,734

Other Additions/Adjustments

Exterior			
Stone Veneer	150	4,926	3,941

Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer			
2000 Gal Septic	1	8,364	6,691
Water Well, 100 Feet	1	5,025	4,020

Porches			
WCP (1 Story)	208	7,118	5,694
WCP (1 Story)	90	3,915	3,132
CCP (1 Story)	280	6,028	4,822

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	952	47,124	37,699
Storage Over Garage	476	8,920	7,136
Door Opener	2	1,324	1,059

Built-Ins			
Appliance Allow.	1	2,394	1,915

Fireplaces			
Interior 2 Story	1	5,751	4,601

Totals: 307,072 245,682

Notes: LOG

ECF (4605 FISHER LAKE) 1.900 => TCV: 466,796

2022 Est. T.C.V. 006-720-017-00 = 769,296

Est. TCV/Total Floor Area = 416.29, Most recent sale 06/24/1992 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
351,800	351,800	351,800	155,071	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,800	0	0	5,117	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	384,600	384,600	384,600	160,188	160,188	160,188

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Valuation Report

DB: 2022Ga

45-006-720-018-00	2022 Est. T.C.V.	LATTIMORE FAMILY REVOC TRUST
Property Class: 409		S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
FISHER LK "C"	100.00	677.00	1.0000	1.0000	3000	100	
100 Actual Front Feet,	1.55	Total Acres			Total Est. Land Value =		
							Value
							300,000
							300,000

2022 Est. T.C.V. 006-720-018-00 = 300,000

Est. TCV/Total Floor Area = 162.34, Most recent sale 06/24/1992 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,000	125,000	125,000	52,490	3.30		

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	1,732	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,000	150,000	150,000	54,222	54,222	54,222	

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Valuation Report

DB: 2022Ga

45-006-720-019-00	2022 Est. T.C.V.	LATTIMORE FAMILY REVOC TRUST
Property Class: 408		6026 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	626.00	1.0000	1.0000	3000	100		300,000
100 Actual Front Feet,	1.44	Total Acres			Total Est. Land Value =			300,000

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	974	21,282	20,218
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Totals:	21,282	20,218
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Notes:

ECF (4605 FISHER LAKE) 1.900 => TCV: 38,414

2022 Est. T.C.V. 006-720-019-00 = 338,414

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/1999 for 217,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
143,600	143,600	143,600	72,289	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	2,385	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,200	169,200	169,200	74,674	74,674	74,674

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Valuation Report

DB: 2022Ga

45-006-720-020-00	2022 Est. T.C.V.	DEVILBISS ELIZABETH A
Property Class: 408		6000 S HILL CREEK RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
FISHER LK "C"	100.00	595.00	1.0000	1.0000	3000	100	300,000
100 Actual Front Feet, 1.37 Total Acres					Total Est. Land Value =		300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	33.52	320	50	5,363
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				15,363

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls D Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1719 SF Floor Area = 1719 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,260		
1 Story	Siding	Crawl Space	459		
Total:				151,230	120,984

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	887	710
3 Fixture Bath	1	2,808	2,246

Water/Sewer

1000 Gal Septic	1	3,689	2,951
Water Well, 100 Feet	1	4,764	3,811

Deck

Treated Wood	300	4,461	3,569
Treated Wood	36	1,252	1,002
Treated Wood	36	1,252	1,002

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	16,750	13,400
Door Opener	1	372	298

Built-Ins

Appliance Allow.	1	1,418	1,134
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Breezeways

Frame Wall	288	13,202	10,562
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Totals: 202,085 161,669

Notes: MANUFACTURED

ECF (4605 FISHER LAKE) 1.900 => TCV: 307,171

2022 Est. T.C.V. 006-720-020-00 = 622,534

Est. TCV/Total Floor Area = 362.15, Most recent sale 12/23/2015 for 345,937

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,900	280,900	280,900	200,776	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,400	0	0	6,625	0	

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Valuation Report

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Parcel Number: 45-006-720-020-00

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,300	311,300	311,300	207,401	207,401	0

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Valuation Report

DB: 2022Ga

45-006-721-004-00	2022 Est. T.C.V.	ANDERSON WILLIAM C & VICKI A
Property Class: 407		4 THE INN A
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H721 THE I U 4: 2LEVELS			1	Units	46000.00000	100	46,000
	0.00	Total Acres			Total Est.	Land Value =	46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-00 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 05/25/2007 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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Valuation Report

DB: 2022Ga

45-006-721-004-10	2022 Est. T.C.V.	FAHLBERG CURTIS & PATTI TRUST
Property Class: 407		4 THE INN B
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100	46,000
	0.00	Total Acres		Total Est. Land Value =		46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 589 SF Floor Area = 1178 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes: 2 LEVEL UNIT

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-10 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 05/02/2016 for 96,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	1,400	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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Valuation Report

DB: 2022Ga

45-006-721-004-20	2022 Est. T.C.V.	CRIDER MICHAEL K TRUST
Property Class: 407		4 THE INN C
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100			46,000
	0.00	Total Acres			Total Est. Land Value =			46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-20 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 07/11/2001 for 129,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	1,400	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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Valuation Report

DB: 2022Ga

45-006-721-004-30	2022 Est. T.C.V.	BECKER GARY W & AIMEE J
Property Class: 407		4 THE INN D
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100			46,000
	0.00	Total Acres			Total Est.		Land Value =	46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-30 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 10/10/2001 for 129,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,600	43,600	43,600	43,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	1,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	45,038	45,000	0

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Valuation Report

DB: 2022Ga

45-006-721-004-40	2022 Est. T.C.V.	BETZ CHAD E & MERCEDES L
Property Class: 407		4 THE INN E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100			46,000
	0.00	Total Acres			Total Est.		Land Value =	46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 589 SF Floor Area = 1178 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-40 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 09/18/2020 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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Valuation Report

DB: 2022Ga

45-006-721-004-50	2022 Est. T.C.V.	BONE BESSIE MARIKIS TRUST AGREEMENT
Property Class: 407		4 THE INN F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100			46,000
	0.00	Total Acres		Total Est.	Land Value =			46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-50 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 09/10/2001 for 129,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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DB: 2022Ga

45-006-721-004-60	2022 Est. T.C.V.	MILLER JOHN NORMAN & MARIANNE FEY
Property Class: 407		4 THE INN G
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100			46,000
	0.00	Total Acres			Total Est.		Land Value =	46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-60 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 04/09/2021 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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Valuation Report

DB: 2022Ga

45-006-721-004-70	2022 Est. T.C.V.	WATSON SAM & CORRIGAN-WATSON COLLEE
Property Class: 407		4 THE INN H
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H721 THE I U 4: 2LEVELS			1 Units	46000.00000	100	46,000
	0.00	Total Acres		Total Est. Land Value =		46,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	154,371	16,672

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 185,318 20,014

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 44,031

2022 Est. T.C.V. 006-721-004-70 = 90,031

Est. TCV/Total Floor Area = 76.43, Most recent sale 02/25/2021 for 93,600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	43,600	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	1,400	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	45,038	45,000	0	

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45-006-721-010-00	2022 Est. T.C.V.	BEATTIE KEITH R & ELIZABETH
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard

Ground Area = 962 SF Floor Area = 962 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
--------------------	----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
------------------	---	-------	-----

Fireplaces

Interior 2 Story	1	7,349	794
------------------	---	-------	-----

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-00 = 62,345

Est. TCV/Total Floor Area = 64.81, Most recent sale 10/06/2021 for 73,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	30,400	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	31,403	31,200	0

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Valuation Report

DB: 2022Ga

45-006-721-010-10	2022 Est. T.C.V.	KREBS FRANC J & MARY ANN
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy./Ab./Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	
3 Fixture Bath		1	5,911	638	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-10 = 62,345

Est. TCV/Total Floor Area = 64.81, Most recent sale 11/10/2000 for 104,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	30,400	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	31,403	31,200	0

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Valuation Report

DB: 2022Ga

45-006-721-010-20	2022 Est. T.C.V.	HABEREK DONALD R LIVING TRUST
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100		25,000
	0.00	Total Acres		Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	
3 Fixture Bath		1	5,911	638	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-20	=	62,345
Est. TCV/Total Floor Area = 64.81, Most recent sale 03/23/2001 for 104,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
30,400 30,400 30,400 30,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 800 0 0 800 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
31,200 31,200 31,200 31,403 31,200 0		

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Valuation Report

DB: 2022Ga

45-006-721-010-30	2022 Est. T.C.V.	LING DAVID A & KATHLEEN L
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	203
3 Fixture Bath			1	5,911	638

Balcony					
Wood Balcony, Roof			80	5,096	550

Water/Sewer					
Public Water			1	1,656	179
Public Sewer			1	1,656	179

Built-Ins					
Appliance Allow.			1	3,439	371

Fireplaces					
Interior 2 Story			1	7,349	794

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-30	=	62,345
Est. TCV/Total Floor Area = 64.81, Most recent sale 04/23/2001 for 104,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
30,400 30,400 30,400 30,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 800 0 0 800 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
31,200 31,200 31,200 31,403 31,200 0		

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DB: 2022Ga

45-006-721-010-40	2022 Est. T.C.V.	LEASKE FREDERICK G & CHARLOTTE
Property Class: 407		10 THE INN E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	
3 Fixture Bath		1	5,911	638	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-40	=	62,345
Est. TCV/Total Floor Area = 64.81, Most recent sale 11/17/2000 for 104,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
30,400 30,400 30,400 30,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 800 0 0 800 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
31,200 31,200 31,200 31,403 31,200 0		

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45-006-721-010-50	2022 Est. T.C.V.	MONTEITH SCOTT A & KATHRYN B
Property Class: 407		10 THE INN F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	
3 Fixture Bath		1	5,911	638	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-50	=	62,345
Est. TCV/Total Floor Area = 64.81, Most recent sale 05/24/2011 for 60,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
30,400 30,400 30,400 30,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 800 0 0 800 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
31,200 31,200 31,200 31,403 31,200 0		

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DB: 2022Ga

45-006-721-010-60	2022 Est. T.C.V.	KUNSELMAN SCOTT G & DENISE M
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	203
3 Fixture Bath			1	5,911	638

Balcony					
Wood Balcony, Roof			80	5,096	550

Water/Sewer					
Public Water			1	1,656	179
Public Sewer			1	1,656	179

Built-Ins					
Appliance Allow.			1	3,439	371

Fireplaces					
Interior 2 Story			1	7,349	794

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-60 = 62,345

Est. TCV/Total Floor Area = 64.81, Most recent sale 06/24/2020 for 62,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	30,400	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	31,403	31,200	0

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45-006-721-010-70	2022 Est. T.C.V.	JOVANOVSKE DAVOR & MAJA
Property Class: 407		10 THE INN
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I UNIT THE INN			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy./Ab./Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	130,196	14,061

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	203
3 Fixture Bath			1	5,911	638

Balcony					
Wood Balcony, Roof			80	5,096	550

Water/Sewer					
Public Water			1	1,656	179
Public Sewer			1	1,656	179

Built-Ins					
Appliance Allow.			1	3,439	371

Fireplaces					
Interior 2 Story			1	7,349	794

Totals: 157,183 16,975

Notes:

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 37,345

2022 Est. T.C.V. 006-721-010-70 = 62,345

Est. TCV/Total Floor Area = 64.81, Most recent sale 09/01/2021 for 72,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,400	30,400	30,400	30,400	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	31,403	31,200	0

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45-006-721-016-00	2022 Est. T.C.V.	GREAT LAKES VENTURE
Property Class: 407		16 THE INN A
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-00 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 12/15/2000 for 89,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	854	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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45-006-721-016-10	2022 Est. T.C.V.	LANE JON M & BARBARA A
Property Class: 407		16 THE INN B
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 203

Balcony		
Wood Balcony, Roof	80	5,096 550

Water/Sewer		
Public Water	1	1,656 179
Public Sewer	1	1,656 179

Built-Ins		
Appliance Allow.	1	3,439 371

Fireplaces		
Interior 2 Story	1	7,349 794

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-10 = 58,092

Est. TCV/Total Floor Area = 71.19

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,900	25,900	25,900	25,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	854	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	26,754	26,754	0	

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45-006-721-016-20	2022 Est. T.C.V.	MCPHARLIN FAMILY TRUST
Property Class: 407		16 THE INN C
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est.	Land Value =			25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-20 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 05/20/2002 for 91,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	854	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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DB: 2022Ga

45-006-721-016-30	2022 Est. T.C.V.	MCLOUGHLIN JOHN & ANGELA
Property Class: 407		16 THE INN D
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 203

Balcony		
Wood Balcony, Roof	80	5,096 550

Water/Sewer		
Public Water	1	1,656 179
Public Sewer	1	1,656 179

Built-Ins		
Appliance Allow.	1	3,439 371

Fireplaces		
Interior 2 Story	1	7,349 794

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-30 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 04/08/2021 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	3,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	29,000	0

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Valuation Report

DB: 2022Ga

45-006-721-016-40	2022 Est. T.C.V.	RUHRUP FAMILY TRUST
Property Class: 407		16 THE INN E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	203	

Balcony					
Wood Balcony, Roof		80	5,096	550	

Water/Sewer					
Public Water		1	1,656	179	
Public Sewer		1	1,656	179	

Built-Ins					
Appliance Allow.		1	3,439	371	

Fireplaces					
Interior 2 Story		1	7,349	794	

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-40 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 05/29/2014 for 64,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	854	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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Valuation Report

DB: 2022Ga

45-006-721-016-50	2022 Est. T.C.V.	BURMANN RICHARD E & TRUDY ANN
Property Class: 407		16 THE INN F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 203

Balcony		
Wood Balcony, Roof	80	5,096 550

Water/Sewer		
Public Water	1	1,656 179
Public Sewer	1	1,656 179

Built-Ins		
Appliance Allow.	1	3,439 371

Fireplaces		
Interior 2 Story	1	7,349 794

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-50 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 05/29/2015 for 64,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	854	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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Valuation Report

DB: 2022Ga

45-006-721-016-60	2022 Est. T.C.V.	JACOBS JANET S TRUST
Property Class: 407		16 THE INN G
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 203

Balcony		
Wood Balcony, Roof	80	5,096 550

Water/Sewer		
Public Water	1	1,656 179
Public Sewer	1	1,656 179

Built-Ins		
Appliance Allow.	1	3,439 371

Fireplaces		
Interior 2 Story	1	7,349 794

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-60 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 06/29/2001 for 89,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	854	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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Valuation Report

DB: 2022Ga

45-006-721-016-70	2022 Est. T.C.V.	PASSERI JULIUS & MAJCHER GAIL D &
Property Class: 407		16 THE INN H
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 816 SF Floor Area = 816 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	118,212	12,766

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 203

Balcony		
Wood Balcony, Roof	80	5,096 550

Water/Sewer		
Public Water	1	1,656 179
Public Sewer	1	1,656 179

Built-Ins		
Appliance Allow.	1	3,439 371

Fireplaces		
Interior 2 Story	1	7,349 794

Totals: 139,288 15,042

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 33,092

2022 Est. T.C.V. 006-721-016-70 = 58,092

Est. TCV/Total Floor Area = 71.19, Most recent sale 10/20/2000 for 89,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,900	25,900	25,900	25,900	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	854	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	26,754	26,754	0

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Valuation Report

DB: 2022Ga

45-006-721-017-00	2022 Est. T.C.V.	SCHARFF KENTON G & MAUREEN DOYLE &
Property Class: 407		17 THE INN A
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100		25,000
	0.00	Total Acres		Total Est.	Land Value =		25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-00 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 05/16/2014 for 78,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-10	2022 Est. T.C.V.	MURPHY DANIEL R & DEBORAH A
Property Class: 407		17 THE INN B
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-10 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 07/30/2021 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	800	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-20	2022 Est. T.C.V.	RUDZINSKI KARYN & MARYBETH
Property Class: 407		17 THE INN C
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-20 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 10/12/2018 for 69,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-30	2022 Est. T.C.V.	MCGOWAN JOHN & SUSAN
Property Class: 407		17 THE INN D
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab./Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-30 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 04/23/2021 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	800	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-40	2022 Est. T.C.V.	RUHRUP JOHN P & JOYCE A
Property Class: 407		17 THE INN E
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-40 = 64,915

Est. TCV/Total Floor Area = 66.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	800	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-50	2022 Est. T.C.V.	SCHOFNER KEITH A & DAWN K
Property Class: 407		17 THE INN F
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
------------------	---	-------	-----

Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-50 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 05/14/2021 for 64,875

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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Valuation Report

DB: 2022Ga

45-006-721-017-60	2022 Est. T.C.V.	HOBBS ROBERT C & DIANE E
Property Class: 407		17 THE INN G
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
------------------	---	-------	-----

Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-60 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 09/12/2019 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	800	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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45-006-721-017-70	2022 Est. T.C.V.	TICHON SARA J TRUST
Property Class: 407		17 THE INN H
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H721.H721 THE INN 1/8 CONDO - HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	25000.00000	100			25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 2001

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 978 SF Floor Area = 978 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	141,021	15,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638

Balcony

Wood Balcony, Roof	80	5,096	550
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
------------------	---	-------	-----

Fireplaces

Interior 2 Story	1	7,349	794
------------------	---	-------	-----

Totals: 168,008 18,143

Notes: 2ND FLR

ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.200 => TCV: 39,915

2022 Est. T.C.V. 006-721-017-70 = 64,915

Est. TCV/Total Floor Area = 66.38, Most recent sale 12/01/2017 for 69,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	31,700	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	800	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	32,746	32,500	0	

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45-006-722-001-00	2022 Est. T.C.V.	HAYES JEROME B & KELLY
Property Class: 407		5833 S LAKE ST A
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE LAKE ST CONDO			1 Units	75000.00000	110		END DR	82,500
* denotes lines that do not contribute to the total acreage calculation.								
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value =								82,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	150	100	2,448

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,448

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	184		
			Total:	202,437	192,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Porches

CCP (1 Story)	45	1,491	1,491	*100% Good
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 2 Wall	1	-4,581	-4,581	
Door Opener	1	591	591	
Base Cost	184	12,262	12,262	*100% Good

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Lump Sum Items

END UNIT	10,000	9,500
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Totals: 237,263 225,886

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.500 => TCV: 338,829

2022 Est. T.C.V. 006-722-001-00 = 428,777

Est. TCV/Total Floor Area = 264.03, Most recent sale 09/25/2020 for 430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
206,200	206,200	206,200	206,200	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	6,804	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,400	214,400	214,400	213,004	213,004	0

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45-006-722-002-00	2022 Est. T.C.V.	MILLER REED P & MILLER SUSAN J
Property Class: 407		5833 S LAKE ST B
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE LAKE ST CONDO			1 Units	75000.00000	100		CONDO	75,000

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 75,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	150	100	2,448

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,448

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	184		
Total:				202,437	192,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Porches

CCP (1 Story)	45	1,491	1,491	*100% Good
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 2 Wall	1	-4,581	-4,581	
Door Opener	1	591	591	
Base Cost	184	12,262	12,262	*100% Good

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Totals: 227,263 216,386

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.500 => TCV: 324,579

2022 Est. T.C.V. 006-722-002-00 = 407,027

Est. TCV/Total Floor Area = 250.63, Most recent sale 10/17/2017 for 395,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,100	195,100	195,100	173,588	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	5,728	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,500	203,500	203,500	179,316	179,316	0

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45-006-722-003-00	2022 Est. T.C.V.	DALY RICHARD J & MARY C
Property Class: 407		5833 S LAKE ST C
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE LAKE ST CONDO			1 Units	75000.00000	100		CONDO	75,000

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 75,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	150	100	2,448

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,448

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	184		
Total:				202,437	192,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Porches

CCP (1 Story)	45	1,491	1,491	*100% Good
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 2 Wall	1	-4,581	-4,581	
Door Opener	1	591	591	
Base Cost	184	12,262	12,262	*100% Good

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Totals: 227,263 216,386

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.500 => TCV: 324,579

2022 Est. T.C.V. 006-722-003-00 = 407,027

Est. TCV/Total Floor Area = 250.63, Most recent sale 12/03/2010 for 290,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,100	195,100	195,100	157,089	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	5,183	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
203,500	203,500	203,500	162,272	162,272	0

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45-006-722-004-00	2022 Est. T.C.V.	LAKE STREET RETREAT LLC
Property Class: 407		5833 S LAKE ST D
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE LAKE ST CONDO			1 Units	75000.00000	110		END LOCATION	82,500

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 82,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	150	100	2,448

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000
Total Estimated Land Improvements True Cash Value =				7,448

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	184		
Total:				202,437	192,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Porches

CCP (1 Story)	45	1,491	1,491	*100% Good
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 2 Wall	1	-4,581	-4,581	
Door Opener	1	591	591	
Base Cost	184	12,262	12,262	*100% Good

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Lump Sum Items

END UNIT		10,000	9,500
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Totals: 237,263 225,886

Notes:

ECF (4922 LAKE STREET CONDO - 4 UNITS) 1.500 => TCV: 338,829

2022 Est. T.C.V. 006-722-004-00 = 428,777

Est. TCV/Total Floor Area = 264.03, Most recent sale 10/29/2018 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
206,200	206,200	206,200	199,316	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	6,577	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,400	214,400	214,400	205,893	205,893	0

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DB: 2022Ga

45-006-723-001-00	2022 Est. T.C.V.	GLEN ARBOR ARTS CENTER INC
Property Class: 201		S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	66.00	62.17	1.0000	0.0000	0 100*	0
2122 COMME \$12/SQFT			4095 SqFt	12.00000	100	49,136
* denotes lines that do not contribute to the total acreage calculation.						
66 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =						49,136

2022 Est. T.C.V. 006-723-001-00					=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2016 for 105,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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45-006-723-002-00	2022 Est. T.C.V.	GLEN ARBOR ARTS CENTER INC
Property Class: 201		6031 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	60.00	65.98	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			3959 SqFt	12.00000	100			47,508
* denotes lines that do not contribute to the total acreage calculation.								
60 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 47,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001
Description of Occupancy: 1.5 STORY

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good
Stories: 2 Story Height: 18 Perimeter: 269
Overall Building Height: 18

Base Rate for Upper Floors = 167.23

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 30.12 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 30.12 100%
Combined Heating System adjustment: 60.24 100%
Adjusted Square Foot Cost for Upper Floors = 227.47

Total Floor Area: 3,725 Base Cost New of Upper Floors = 847,326

2,496 Sq.Ft. of Sprinklers @ 5.42, Cost New = 13,528

Reproduction/Replacement Cost = 860,854
Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0
Total Depreciated Cost = 697,292

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 976,208
Replacement Cost/Floor Area= 231.10 Est. TCV/Floor Area= 262.07

Total Estimated True Cash Value of Commercial/Industrial Buildings = 976,208

2022 Est. T.C.V. 006-723-002-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/29/1993 for 29,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-723-003-00	2022 Est. T.C.V.	LAKE STREET WOODS ASSOCIATION
Property Class: 202		S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	56.00	76.78	1.0000	0.0000	0	100*		0
2122 COMME \$22PSF			4312 SqFt	22.00000	100			94,874
* denotes lines that do not contribute to the total acreage calculation.								
56 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	94,874

2022 Est. T.C.V. 006-723-003-00	=	94,874			
Est. TCV/Total Floor Area = 25.47, Most recent sale 05/21/2021 for 95,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,100	56,100	56,100	22,845	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,700	0	0	24,555	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,400	47,400	47,400	23,598	47,400	0

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45-006-723-004-00	2022 Est. T.C.V.	PINE WOODS LLC
Property Class: 202		S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	56.00	77.00	1.0000	0.0000	0 100*	0
2122 COMME \$25.00/SQFT			4312 SqFt	25.00000	100	107,811
* denotes lines that do not contribute to the total acreage calculation.						
56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =						107,811

2022 Est. T.C.V. 006-723-004-00					=	107,811
Est. TCV/Total Floor Area = 28.94, Most recent sale 03/25/2021 for 848,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.	
56,100	56,100	56,100	56,100		3.30	
2022 New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	-2,200	0	0		-2,200	0
2022 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
53,900	53,900	53,900	57,951		53,900	0

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DB: 2022Ga

45-006-723-005-00	2022 Est. T.C.V.	PINE WOODS LLC
Property Class: 401		5710 S PINE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	54.56	71.70	1.0000	0.0000	0	100*		0
2122 COMME \$25.00/SQFT			4015	SqFt	25.00000	100		100,375
* denotes lines that do not contribute to the total acreage calculation.								
55 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 100,375

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	28.79	130	50	1,871
Wood Frame/Conc.	46.24	88	50	2,034
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,905

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 1855 SF Floor Area = 2782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,855		
			Total:	431,846	367,069

Other Additions/Adjustments

Recreation Room	1080	28,307	24,061
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Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	1	9,044	7,687
2 Fixture Bath	1	6,029	5,125

Water/Sewer

1000 Gal Septic	1	5,290	4,496
Water Well, 200 Feet	1	10,690	9,086

Porches

WCP (1 Story)	90	5,569	4,734
CPP	70	1,824	1,550
WPP	77	3,196	2,717
CCP (1 Story)	81	2,852	2,424
CPP	32	938	797
WPP	190	5,423	4,610

Built-Ins

Appliance Allow.	1	5,926	5,037
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Local Cost Items

SOLAR POWER <150KW	1	1	0	*50% Good
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Totals: 519,802 441,830

Notes: RAISED RANCH

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 729,020

2022 Est. T.C.V. 006-723-005-00 = 838,300
Est. TCV/Total Floor Area = 301.33, Most recent sale 03/25/2021 for 848,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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	383,400	383,400	383,400	252,037	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,800	0	0	167,163	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	419,200	419,200	419,200	260,354	419,200	0

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45-006-724-001-00	2022 Est. T.C.V.	KSOLL THOMAS A & LISA K
Property Class: 407		5707 S LAKE ST 1A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-00 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 02/24/2021 for 153,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-10	2022 Est. T.C.V.	BLASIVUS MARY JO
Property Class: 407		5707 S LAKE ST 1B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 2236 SF Floor Area = 2236 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
------------	----	-------	-----

Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-10 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 11/16/2020 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-20	2022 Est. T.C.V.	MORENSEN BRYAN & ERIN
Property Class: 407		5707 S LAKE ST 1B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-20 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 10/28/2020 for 153,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-30	2022 Est. T.C.V.	TROSCHINETZ III ANTHONY & MICHELE
Property Class: 407		5707 S LAKE ST 1D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-30 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 09/30/2011 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-40	2022 Est. T.C.V.	MALI VIKRAM V & RUPPEL HEATHER MAE
Property Class: 407		5707 S LAKE ST 1E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-40 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 08/31/2011 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-50	2022 Est. T.C.V.	MALI VIKRAM V & RUPPEL HEATHER MAE
Property Class: 407		5707 S LAKE ST 1F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-50 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-60	2022 Est. T.C.V.	HINES ERIC C & HEIDI
Property Class: 407		5707 S LAKE ST 1G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-60 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 08/03/2012 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-001-70	2022 Est. T.C.V.	DOBSON ROBERT C & BARBARA M
Property Class: 407		5707 S LAKE ST 1H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	420,687	45,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 500,531 54,057

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 97,303

2022 Est. T.C.V. 006-724-001-70 = 137,303

Est. TCV/Total Floor Area = 61.41, Most recent sale 08/26/2010 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,600	69,600	69,600	69,600	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700	71,896	68,700	0

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45-006-724-002-00	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LE BEAR CO 1ST FLR			1	Units	40000.00000	100
	0.00	Total Acres		Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
------------	----	-------	-----

Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-10	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LE BEAR CO 1ST FLR			1 Units	40000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-20	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-30	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-40	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-50	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-60	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-002-70	2022 Est. T.C.V.	NIX TRUST
Property Class: 407		5707 S LAKE ST 2H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-002-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/27/2019 for 1,050,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-003-00	2022 Est. T.C.V.	DAVE MOHAK & KATHRYN
Property Class: 407		5707 S LAKE ST 3A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 2200 SF Floor Area = 2200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 09/21/2020 for 133,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-00

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29,600	29,600	29,600	31,189	29,600	0
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45-006-724-003-10	2022 Est. T.C.V.	BERENS RICHARD & ANNE L
Property Class: 407		5707 S LAKE ST 3B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 01/31/2020 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-10			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-003-20	2022 Est. T.C.V.	MULCAHY THERESA W
Property Class: 407		5707 S LAKE ST 3C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 11/06/2020 for 140,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-20

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-003-30	2022 Est. T.C.V.	WILKER CHRISTOPHER
Property Class: 407		5707 S LAKE ST 3D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 03/14/2014 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	9,600	-900	48,100	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-30			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-003-40	2022 Est. T.C.V.	WEBER TAMARA L & HIBBARD KIMBERLY A
Property Class: 407		5707 S LAKE ST 3E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 12/22/2010 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-40

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-003-50	2022 Est. T.C.V.	ALBOSTA KEVIN & COLLEEN
Property Class: 407		5707 S LAKE ST 3F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-50	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 01/27/2021 for 160,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-003-50			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
08:20 AM

Valuation Report

DB: 2022Ga

45-006-724-003-60	2022 Est. T.C.V.	LE BEAR RESORT FAMILY TRUST THE
Property Class: 407		5707 S LAKE ST 3G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-60 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 08/17/2010 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-60			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-003-70	2022 Est. T.C.V.	PHILLIPP KAREN E TRUST
Property Class: 407		5707 S LAKE ST 3H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-003-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 02/12/2016 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-003-70			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
08:20 AM

Valuation Report

DB: 2022Ga

45-006-724-004-00	2022 Est. T.C.V.	ANDARY LOUIS D &
Property Class: 407		5707 S LAKE ST 4A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/01/2004 for 365,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-00

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-004-10	2022 Est. T.C.V.	GOURWITZ HOWARD J TRUST
Property Class: 407		5707 S LAKE ST 4B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 09/25/2020 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-10

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-004-20	2022 Est. T.C.V.	UP NORTH RESORTS LLC
Property Class: 407		5707 S LAKE ST 4C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 1ST FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 02/27/2017 for 147,995

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-20

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-004-30	2022 Est. T.C.V.	UP NORTH RESORTS LLC
Property Class: 407		5707 S LAKE ST 4D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 04/07/2017 for 154,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-30

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-004-40	2022 Est. T.C.V.	LAFERLE DOUGLAS A & CYNTHIA GULLION
Property Class: 407		5707 S LAKE ST 4E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/01/2004 for 322,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	9,600	-900	48,100	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-40			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-004-50	2022 Est. T.C.V.	BONEMER BARRETT & CARRIE
Property Class: 407		5707 S LAKE ST 4F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-50 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 09/21/2018 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-50

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-004-60	2022 Est. T.C.V.	FILO DOUGLAS G & MARA H
Property Class: 407		5707 S LAKE ST 4G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-60	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 12/01/2018 for 155,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-004-60			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-004-70	2022 Est. T.C.V.	SFERRA JOSEPH J & CHRISANN
Property Class: 407		5707 S LAKE ST 4H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-004-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 05/17/2021 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-004-70

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-005-00	2022 Est. T.C.V.	DINVERNO GUIDO & MARY KATHERINE
Property Class: 407		5707 S LAKE ST 5A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/15/2020 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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Valuation Report

DB: 2022Ga

45-006-724-005-10	2022 Est. T.C.V.	DINVERNO GUIDO JR
Property Class: 407		5707 S LAKE ST 5B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 09/01/2021 for 158,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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Valuation Report

DB: 2022Ga

45-006-724-005-20	2022 Est. T.C.V.	SHEPARD HEATHER D & SCOTT LEE
Property Class: 407		5707 S LAKE ST 5C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 08/26/2014 for 335,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-005-30	2022 Est. T.C.V.	SHEPARD HEATHER D & SCOTT LEE
Property Class: 407		5707 S LAKE ST 5D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/29/2010 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-005-40	2022 Est. T.C.V.	DISILVESTRO ROBERT J & FELICIA
Property Class: 407		5707 S LAKE ST 5E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 01/07/2011 for 199,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-005-50	2022 Est. T.C.V.	SEWALL JOAN
Property Class: 407		5707 S LAKE ST 5F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 01/23/2014 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-005-60	2022 Est. T.C.V.	HALL MARK
Property Class: 407		5707 S LAKE ST 5G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/01/2010 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
68,100	68,100	68,100	71,277	68,100 0

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45-006-724-005-70	2022 Est. T.C.V.	WILKER CHRIS & MARTHA
Property Class: 407		5707 S LAKE ST 5H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-005-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/06/2020 for 157,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-00	2022 Est. T.C.V.	KNIGHT KRISTIN & ANTHONY
Property Class: 407		5707 S LAKE ST 6A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 09/03/2020 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-10	2022 Est. T.C.V.	ALLISON HEIDI MARIE
Property Class: 407		5707 S LAKE ST 6B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/25/2018 for 140,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,000	69,000	69,000	69,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,100	68,100	68,100	71,277	68,100	0	

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45-006-724-006-20	2022 Est. T.C.V.	TRIERWEILER PAUL & TRACIE
Property Class: 407		5707 S LAKE ST 6C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 01/31/2020 for 141,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-30	2022 Est. T.C.V.	SCHENK MATTHEW
Property Class: 407		5707 S LAKE ST 6D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 12/29/2020 for 165,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-40	2022 Est. T.C.V.	JUAREZ JOHN J & JANET M
Property Class: 407		5707 S LAKE ST 6E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 08/01/2012 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-50	2022 Est. T.C.V.	MITCHELL MARK R & JENNIFER G
Property Class: 407		5707 S LAKE ST 6F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 07/06/2020 for 160,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-60	2022 Est. T.C.V.	SULLIVAN JAMES P
Property Class: 407		5707 S LAKE ST 6G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 09/19/2018 for 137,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-006-70	2022 Est. T.C.V.	SZAROLETTA WILLIAM & KUUTILA ELIZA
Property Class: 407		5707 S LAKE ST 6H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-006-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 11/15/2019 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-00	2022 Est. T.C.V.	MIDDLETON DAVID & ELIZABETH
Property Class: 407		5707 S LAKE ST 7A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 09/28/2020 for 138,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-10	2022 Est. T.C.V.	KANARE LLC
Property Class: 407		5707 S LAKE ST 7B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 08/13/2021 for 169,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	-900	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-20	2022 Est. T.C.V.	RICHARDSON STEPHEN & CAROL
Property Class: 407		5707 S LAKE ST 7C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 08/30/2018 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-30	2022 Est. T.C.V.	DISILVESTRO ROBERT J & FELICIA
Property Class: 407		5707 S LAKE ST 7D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-40	2022 Est. T.C.V.	BARNACLO H DOUGLAS & REBECCA B
Property Class: 407		5707 S LAKE ST 7E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 07/13/2005 for 278,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-50	2022 Est. T.C.V.	JB HOLDINGS INC
Property Class: 407		5707 S LAKE ST 7F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 04/04/2016 for 140,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-60	2022 Est. T.C.V.	FOX LEO E & DIANA L
Property Class: 407		5707 S LAKE ST 7G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/12/2013 for 225,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-007-70	2022 Est. T.C.V.	GIAMMARCO NICHOLAS & ANNA M
Property Class: 407		5707 S LAKE ST 7H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-007-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 09/19/2011 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-008-00	2022 Est. T.C.V.	FOWLER TIMOTHY J & LAURINDA B
Property Class: 407		5707 S LAKE ST 8A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 05/29/2014 for 156,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-00

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29,600	29,600	29,600	31,189	29,600	0
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45-006-724-008-10	2022 Est. T.C.V.	BRONDYKE ROGER & JANET
Property Class: 407		5707 S LAKE ST 8B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 10/05/2017 for 147,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-10

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29,600	29,600	29,600	31,189	29,600	0
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45-006-724-008-20	2022 Est. T.C.V.	TEREBELO HOWARD & ROBIN
Property Class: 407		5707 S LAKE ST 8C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 11/27/2012 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-20

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29,600	29,600	29,600	31,189	29,600	0
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45-006-724-008-30	2022 Est. T.C.V.	BOESE TIMOTHY A TRUST
Property Class: 407		5707 S LAKE ST 8D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 08/24/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-30			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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DB: 2022Ga

45-006-724-008-40	2022 Est. T.C.V.	CVT FAMILY TRUST
Property Class: 407		5707 S LAKE ST 8E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 09/16/2021 for 200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-40			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-008-50	2022 Est. T.C.V.	BRENNAN DANIEL J & JUDY S TRUST
Property Class: 407		5707 S LAKE ST 8F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-50 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 03/10/2005 for 265,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-50

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-008-60	2022 Est. T.C.V.	CANZANO ROBERT M & LINDA L
Property Class: 407		5707 S LAKE ST 8G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LE BEAR CO 2ND FLR			1 Units	40000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	
						40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-60 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/01/2004 for 265,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-39,400	0	0	-39,400	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-60			Page: 2		
29,600	29,600	29,600	71,277	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-008-70	2022 Est. T.C.V.	DICKEY KEITH W & PEGGY G
Property Class: 407		5707 S LAKE ST 8H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-008-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 05/29/2014 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-008-70

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-009-00	2022 Est. T.C.V.	MITCHELL ROBERT & DIANA D
Property Class: 407		5707 S LAKE ST 9A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/01/2004 for 315,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-00

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-009-10	2022 Est. T.C.V.	EMBREE JEFFREY & CAREY EMILY
Property Class: 407		5707 S LAKE ST 9B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 10/14/2020 for 169,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	9,600	-900	48,100	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-10			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-009-20	2022 Est. T.C.V.	MIDDLEBROOKS WILLIAM K & KARLA E
Property Class: 407		5707 S LAKE ST 9C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 11/17/2010 for 144,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-20			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-009-30	2022 Est. T.C.V.	LEBEAR PROPERTIES LLC
Property Class: 407		5707 S LAKE ST 9D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 01/16/2015 for 173,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-30			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-009-40	2022 Est. T.C.V.	LE BEAR PROPERTIES LLC
Property Class: 407		5707 S LAKE ST 9E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 08/28/2020 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-40

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-009-50	2022 Est. T.C.V.	CRAMTON ADAM & SARA
Property Class: 407		5707 S LAKE ST 9F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 2ND FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-50 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 02/19/2020 for 159,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-50			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-009-60	2022 Est. T.C.V.	MACHUT MATTHEW & KERRI
Property Class: 407		5707 S LAKE ST 9G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-60 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 07/12/2019 for 157,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-60			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-009-70	2022 Est. T.C.V.	RIDDELL JAMES IV ET AL
Property Class: 407		5707 S LAKE ST 9H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-009-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/01/2004 for 305,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-009-70			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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45-006-724-010-00	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-010-10	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 3RD FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-010-20	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-010-30	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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DB: 2022Ga

45-006-724-010-40	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 3RD FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-010-50	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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Valuation Report

DB: 2022Ga

45-006-724-010-60	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-010-70	2022 Est. T.C.V.	SKD HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 10H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-010-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-00	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 2200 SF Floor Area = 2200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-00 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-10	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-10 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-20	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-20 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-30	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-30 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-40	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LE BEAR CO 3RD FLR			1	Units	40000.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-40 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-50	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-50 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-60	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-60 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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45-006-724-011-70	2022 Est. T.C.V.	5705 S LAKE LLC
Property Class: 407		5707 S LAKE ST 11H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes: 3RD FLR

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

2022 Est. T.C.V. 006-724-011-70 = 136,163

Est. TCV/Total Floor Area = 61.89, Most recent sale 10/12/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	-900	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,100	68,100	68,100	71,277	68,100	0

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Valuation Report

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45-006-724-012-00	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 03/29/2021 for 1,980,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-012-00			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-012-10	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-10	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 04/01/2021 for 1,980,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-012-10

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-20	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 04/01/2021 for 1,980,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-012-20

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-30	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-30	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 04/01/2021 for 1,980,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-012-30

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-40	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-40	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 04/01/2021 for 1,980,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-012-40

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-50	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-50 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 04/01/2021 for 1,980,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
9,600	-900	48,100	9,600	-900
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 45-006-724-012-50

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-60	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-60	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 04/02/2021 for 1,980,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-012-60

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-012-70	2022 Est. T.C.V.	SHERMAN THEODORE S & EMILY J
Property Class: 407		5707 S LAKE ST 12H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-012-70	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 04/02/2021 for 1,980,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-012-70

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29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-013-00	2022 Est. T.C.V.	VANWINGERDEN DAVID & JODI TRUST
Property Class: 407		5707 S LAKE ST 13A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 12/17/2015 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
9,600	-900	48,100	9,600	-900
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
				PRE/MBT

Parcel Number: 45-006-724-013-00			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-013-10	2022 Est. T.C.V.	INKLE DANIEL AND KRISTIN TRUST
Property Class: 407		5707 S LAKE ST 13B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 12/04/2020 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-013-10

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-013-20	2022 Est. T.C.V.	CARPENTER MICHAEL D & JANETTE E
Property Class: 407		5707 S LAKE ST 13C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool

Ground Area = 2200 SF Floor Area = 2200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163

20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-20 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 11/20/2020 for 157,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	69,000	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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Parcel Number: 45-006-724-013-20

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-013-30	2022 Est. T.C.V.	SMALL STEVEN C & CATHERINE P
Property Class: 407		5707 S LAKE ST 13D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 01/29/2020 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-013-30			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-013-40	2022 Est. T.C.V.	TEREBELO HOWARD R & ROBIN
Property Class: 407		5707 S LAKE ST 13E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 11/27/2006 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-013-40			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-013-50	2022 Est. T.C.V.	RANDAZZO ANTHONY & EVELYN
Property Class: 407		5707 S LAKE ST 13F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-50	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 01/13/2005 for 265,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-013-50

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-013-60	2022 Est. T.C.V.	ZOHOURY MARK R & LISA K
Property Class: 407		5707 S LAKE ST 13G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-60 = 59,233

Est. TCV/Total Floor Area = 26.92

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-013-60			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-013-70	2022 Est. T.C.V.	JONES RICHARD T & CATHERINE
Property Class: 407		5707 S LAKE ST 13H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-013-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 09/15/2005 for 266,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-013-70			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-724-014-00	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14A
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Local Cost Items

	1	0	0	*10% Good
--	---	---	---	-----------

Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-00 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-00			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-014-10	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14B
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-10 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-10

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-014-20	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14C
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1	Units	40000.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-20	=	59,233
Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
69,000 69,000 69,000 69,000 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
9,600 -900 48,100 9,600 -900 48,100		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-724-014-20

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-014-30	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14D
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-30 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-30

Page: 2

29,600	29,600	29,600	31,189	29,600	0
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Valuation Report

DB: 2022Ga

45-006-724-014-40	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14E
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-40 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-40			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-014-50	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14F
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000.00000	100			40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-50 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-50			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-014-60	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14G
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-60 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-60			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-014-70	2022 Est. T.C.V.	SUEBERG HOLDINGS LLC
Property Class: 407		5707 S LAKE ST 14H
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls B Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	414,806	44,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	504	33,158	3,581
Storage Over Garage	252	4,722	510
Common Wall: 1 Wall	1	-2,751	-297

Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 1 Story	1	6,826	737
Direct-Vented Gas	1	4,560	492

Breezeways

Frame Wall	60	5,657	611
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Unit-in-Place Cost Items

	1	0	0	*10% Good
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Local Cost Items

	1	0	0	*10% Good
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Totals: 494,650 53,424

Notes:

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV: 96,163
20% Completed => Est. True Cash Value 2022 = 19,233

2022 Est. T.C.V. 006-724-014-70 = 59,233

Est. TCV/Total Floor Area = 26.92, Most recent sale 06/02/2010 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,000	69,000	69,000	69,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,600	-900	48,100	9,600	-900	48,100
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-724-014-70			Page: 2		
29,600	29,600	29,600	31,189	29,600	0

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Valuation Report

DB: 2022Ga

45-006-724-015-00	2022 Est. T.C.V.	LE BEAR RESORT
Property Class: 201		5705 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	40000.00	00000	150	VIEW - WATER FRONT - CNR SITUS	60,000
	0.00	Total Acres			Total Est. Land Value =			60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	96	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	49	4,900
Total Estimated Land Improvements True Cash Value =				4,900

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
Stories: 1 Story Height: 14 Perimeter: 180
Overall Building Height: 10

Base Rate for Upper Floors = 173.88

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.23 100%
Adjusted Square Foot Cost for Upper Floors = 194.11

Total Floor Area: 1,432 Base Cost New of Upper Floors = 277,965

1,432 Sq.Ft. of Sprinklers @ 5.49, Cost New = 7,862

Reproduction/Replacement Cost = 285,827
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 197,221

ECF (4924 LE BEAR CONDO 114 UNITS) 1.600 => TCV of Bldg: 1 = 315,553
Replacement Cost/Floor Area= 199.60 Est. TCV/Floor Area= 220.36

Total Estimated True Cash Value of Commercial/Industrial Buildings = 315,553

2022 Est. T.C.V. 006-724-015-00 = 380,453

Est. TCV/Total Floor Area = 265.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,800	178,800	178,800	130,472	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,400	0	4,305	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,200	190,200	190,200	134,777	134,777	0	

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Valuation Report

DB: 2022Ga

45-006-725-001-00	2022 Est. T.C.V.	STOFFEL JOHN T & ELENA M
Property Class: 407		47 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100	60,000
	0.00	Total Acres		Total Est. Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	155,297

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WPP	163	4,412	3,750
WPP	51	2,256	1,918
WPP	17	876	745
WCP (1 Story)	20	1,528	1,299

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Totals: 212,302 180,456

Notes: FIRST FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 315,798

2022 Est. T.C.V. 006-725-001-00 = 375,798

Est. TCV/Total Floor Area = 294.74, Most recent sale 07/10/2020 for 380,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
194,900	194,900	194,900	194,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	-7,000	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,900	187,900	187,900	201,331	187,900	0	

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Valuation Report

DB: 2022Ga

45-006-725-002-00	2022 Est. T.C.V.	GOLDBERG KATHLEEN L TRUST ET AL
Property Class: 407		45 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000	0.00000	100		60,000
	0.00	Total Acres			Total Est.	Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	52	2,286	1,829
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,332 169,865

Notes: FIRST FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,264

2022 Est. T.C.V. 006-725-002-00 = 357,264

Est. TCV/Total Floor Area = 280.21, Most recent sale 09/01/1995 for 179,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	122,049	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	4,027	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	126,076	126,076	0

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Valuation Report

DB: 2022Ga

45-006-725-003-00	2022 Est. T.C.V.	REDFIELD DAVID H & JEAN M
Property Class: 407		48 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1275 SF Floor Area = 1275 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes: 2ND FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-003-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 03/01/2019 for 407,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	185,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	-6,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	191,311	178,600	0

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Valuation Report

DB: 2022Ga

45-006-725-004-00	2022 Est. T.C.V.	BOPP CHARLES J III
Property Class: 407		46 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est. Land Value =				60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	53	2,315	1,852
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,361 169,888

Notes: 2ND FLR

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,304

2022 Est. T.C.V. 006-725-004-00 = 357,304

Est. TCV/Total Floor Area = 280.24, Most recent sale 02/25/1998 for 225,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,200	185,200	185,200	146,795	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,500	0	0	4,844	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,700	178,700	178,700	151,639	151,639	0	

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Valuation Report

DB: 2022Ga

45-006-725-005-00	2022 Est. T.C.V.	RADCLIFFE THOMAS & BARBARA
Property Class: 407		43 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1275 SF Floor Area = 1275 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes: BLGD 2

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-005-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 03/18/1999 for 245,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,200	185,200	185,200	169,474	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	5,592	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	175,066	175,066	0	

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Valuation Report

DB: 2022Ga

45-006-725-006-00	2022 Est. T.C.V.	LENIHAN ROBERT II & ANN
Property Class: 407		41 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres			Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	164	4,430	3,544
WPP	52	2,286	1,829
WCP (1 Story)	20	1,528	1,222
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,350 169,879

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,288

2022 Est. T.C.V. 006-725-006-00 = 357,288

Est. TCV/Total Floor Area = 280.23, Most recent sale 03/31/2005 for 380,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	169,474	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	5,592	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	175,066	175,066	175,066

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Valuation Report

DB: 2022Ga

45-006-725-007-00	2022 Est. T.C.V.	GERSTENBERGER W SCOTT &
Property Class: 407		37 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	50,000
	0.00	Total Acres		Total Est. Land Value =		50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-007-00 = 313,939

Est. TCV/Total Floor Area = 298.99

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	104,988	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,000	157,000	157,000	108,452	108,452	0	

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45-006-725-008-00	2022 Est. T.C.V.	LOVE JOHN R & ELLEN K
Property Class: 407		44 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000	0.00000	100		60,000
	0.00	Total Acres			Total Est.	Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-008-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 04/08/2002 for 375,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	169,474	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	5,592	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	175,066	175,066	0

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45-006-725-009-00	2022 Est. T.C.V.	POLASKEY JORDAN T & DANIELLE M
Property Class: 407		42 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100	60,000
	0.00	Total Acres		Total Est. Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	164	4,430	3,544
WPP	52	2,286	1,829
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,350 169,879

Notes: FINISHED ATTIC 442 SQFT

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,288

2022 Est. T.C.V. 006-725-009-00 = 357,288

Est. TCV/Total Floor Area = 280.23, Most recent sale 11/06/2019 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,200	185,200	185,200	185,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	-6,600	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	191,311	178,600	0	

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45-006-725-010-00	2022 Est. T.C.V.	BOLAND KEVIN & PAMELA TRUST
Property Class: 407		39 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1	Units	50000.00000	100
	0.00	Total Acres			Total Est.	Land Value =
						50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	129,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WPP	132	3,821	3,248
WCP (1 Story)	61	3,915	3,328
WPP	64	2,604	2,213
WPP	17	876	745

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
2nd on Same Stack	1	4,677	3,975

Totals: 188,526 160,246

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 280,431

2022 Est. T.C.V. 006-725-010-00 = 330,431

Est. TCV/Total Floor Area = 314.70, Most recent sale 08/28/2019 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
171,400	171,400	171,400	164,470	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,200	0	0	730	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,200	165,200	165,200	169,897	165,200	0

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Valuation Report

DB: 2022Ga

45-006-725-011-00	2022 Est. T.C.V.	REIMER JAMES & PORTIA
Property Class: 407		33 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,480 150,785

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,874

2022 Est. T.C.V. 006-725-011-00 = 313,874

Est. TCV/Total Floor Area = 298.93, Most recent sale 08/29/2014 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,700	162,700	162,700	162,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,900	156,900	156,900	168,069	156,900	0

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Valuation Report

DB: 2022Ga

45-006-725-012-00	2022 Est. T.C.V.	HUNT ALLAN H & HABECK ROCHELLE V
Property Class: 407		29 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-012-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 06/26/2020 for 335,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

DB: 2022Ga

45-006-725-013-00	2022 Est. T.C.V.	OBRIEN JAMES K
Property Class: 407		27 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est. Land Value =				60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-013-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 12/04/1997 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,200	185,200	185,200	146,795	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	4,844	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	151,639	151,639	0	

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Valuation Report

DB: 2022Ga

45-006-725-014-00	2022 Est. T.C.V.	LAPERRIERE JERALD P
Property Class: 407		35 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,480 150,785

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,874

2022 Est. T.C.V. 006-725-014-00 = 313,874

Est. TCV/Total Floor Area = 298.93, Most recent sale 11/01/1996 for 162,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,700	162,700	162,700	117,232	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,868	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,900	156,900	156,900	121,100	121,100	0

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Valuation Report

DB: 2022Ga

45-006-725-015-00	2022 Est. T.C.V.	LARSON CURTIS & JULIE H TRUST
Property Class: 407		31 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1	Units	50000.00000	100
	0.00	Total Acres			Total Est. Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-015-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 09/03/2003 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

DB: 2022Ga

45-006-725-016-00	2022 Est. T.C.V.	GRAVES CRAIG J
Property Class: 407		28 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100			60,000
	0.00	Total Acres		Total Est.	Land Value =			60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1275 SF Floor Area = 1275 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-016-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 11/30/1990 for 139,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,200	185,200	185,200	113,739	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	3,753	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	117,492	117,492	0

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Valuation Report

DB: 2022Ga

45-006-725-017-00	2022 Est. T.C.V.	KOST JAMES J & ALLEN-KOST LISA C
Property Class: 401		23 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100			50,000
	0.00	Total Acres		Total Est.	Land Value =			50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,480 150,785

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,874

2022 Est. T.C.V. 006-725-017-00 = 313,874

Est. TCV/Total Floor Area = 298.93, Most recent sale 06/22/2017 for 302,300

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,700	162,700	162,700	162,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,900	156,900	156,900	168,069	156,900	0

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Valuation Report

DB: 2022Ga

45-006-725-018-00	2022 Est. T.C.V.	HINTZEN VALERIE
Property Class: 407		19 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1	Units	50000.00000	100		50,000
	0.00	Total Acres			Total Est. Land Value =			50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	134	3,863	3,090
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,568 150,855

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,996

2022 Est. T.C.V. 006-725-018-00 = 313,996

Est. TCV/Total Floor Area = 299.04, Most recent sale 11/08/2013 for 310,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

DB: 2022Ga

45-006-725-019-00	2022 Est. T.C.V.	DILLON WILLIAM P & RITA A
Property Class: 407		15 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-019-00 = 313,939

Est. TCV/Total Floor Area = 298.99

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	104,988	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,000	157,000	157,000	108,452	108,452	0	

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Valuation Report

DB: 2022Ga

45-006-725-020-00	2022 Est. T.C.V.	STAWICK LAURENCE E & PAULA P
Property Class: 407		11 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	134	3,863	3,090
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,522 150,818

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,932

2022 Est. T.C.V. 006-725-020-00 = 313,932

Est. TCV/Total Floor Area = 298.98, Most recent sale 06/28/2005 for 409,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

DB: 2022Ga

45-006-725-021-00	2022 Est. T.C.V.	SPINK GORDON C & JANE M TRUST
Property Class: 407		25 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1	Units	50000.00000	100
	0.00	Total Acres			Total Est.	Land Value =
						50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,480 150,785

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,874

2022 Est. T.C.V. 006-725-021-00 = 313,874

Est. TCV/Total Floor Area = 298.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,700	162,700	162,700	104,988	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,464	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,900	156,900	156,900	108,452	108,452	0

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Valuation Report

DB: 2022Ga

45-006-725-022-00	2022 Est. T.C.V.	BODELL TIMOTHY J & DIANNE M
Property Class: 407		21 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	134	3,863	3,090
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,568 150,855

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,996

2022 Est. T.C.V. 006-725-022-00 = 313,996

Est. TCV/Total Floor Area = 299.04, Most recent sale 08/09/1996 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	117,232	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,868	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	121,100	121,100	0

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Valuation Report

DB: 2022Ga

45-006-725-023-00	2022 Est. T.C.V.	KUBERT ARTHUR J & KIM REIMOLD
Property Class: 407		17 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1	Units	50000.00000	100
	0.00	Total Acres			Total Est. Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
------------------	---	-------	-------

Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes: 331 SQ FT ATTIC LOFT IS ACCESSED BY LADDER - POSTED AS BASEMENT TRIM

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-023-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 09/24/1999 for 260,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

DB: 2022Ga

45-006-725-024-00	2022 Est. T.C.V.	MARTIN CATHY ET AL
Property Class: 407		13 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	Value
						50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	134	3,863	3,090
WCP (1 Story)	60	3,869	3,095
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,522 150,818

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,932

2022 Est. T.C.V. 006-725-024-00 = 313,932

Est. TCV/Total Floor Area = 298.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,800	162,800	162,800	162,800	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	-5,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,000	157,000	157,000	168,172	157,000	0	

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Valuation Report

DB: 2022Ga

45-006-725-025-00	2022 Est. T.C.V.	MCKENZIE KRISTI LIVING TRUST
Property Class: 407		9 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100	60,000
	0.00	Total Acres		Total Est. Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WCP (1 Story)	51	3,426	2,741
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 213,472 170,777

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 298,860

2022 Est. T.C.V. 006-725-025-00 = 358,860

Est. TCV/Total Floor Area = 281.46, Most recent sale 06/05/1980 for 99,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,000	186,000	186,000	113,739	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,600	0	0	3,753	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,400	179,400	179,400	117,492	117,492	0

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Valuation Report

DB: 2022Ga

45-006-725-026-00	2022 Est. T.C.V.	DECOURCY KIM G TRUST
Property Class: 407		5 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
LOGGERS RU H725 <1200SQ50K			1 Units	50000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-026-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 05/23/1990 for 127,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	104,988	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,464	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	108,452	108,452	0

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DB: 2022Ga

45-006-725-027-00	2022 Est. T.C.V.	GERSTENBERGER JEFFREY S & JULIE K
Property Class: 407		1 LOGGERS RUN
Map #: 16 & 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	129,290

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WPP	132	3,821	3,248
WCP (1 Story)	61	3,915	3,328
WPP	64	2,604	2,213
WPP	17	876	745

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
2nd on Same Stack	1	4,677	3,975

Totals: 188,526 160,246

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 280,431

2022 Est. T.C.V. 006-725-027-00 = 330,431

Est. TCV/Total Floor Area = 314.70, Most recent sale 10/18/2013 for 360,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
171,400	171,400	171,400	171,400	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,200	0	0	-6,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,200	165,200	165,200	177,056	165,200	0

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Valuation Report

DB: 2022Ga

45-006-725-028-00	2022 Est. T.C.V.	FARAH JOHN W TRUST
Property Class: 407		10 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
LOGGERS RU H725 >1200SQ60K			1 Units	60000.00000	100	60,000
	0.00	Total Acres		Total Est. Land Value =		60,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,275		
			Total:	182,704	146,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	163	4,412	3,530
WPP	51	2,256	1,805
WPP	17	876	701
WCP (1 Story)	20	1,528	1,222

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 212,302 169,841

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 297,222

2022 Est. T.C.V. 006-725-028-00 = 357,222

Est. TCV/Total Floor Area = 280.17, Most recent sale 01/31/2011 for 307,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,200	185,200	185,200	171,721	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	5,666	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,600	178,600	178,600	177,387	177,387	0	

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45-006-725-029-00	2022 Est. T.C.V.	VANRENTERGHEM JOHN L LIVING TRUST
Property Class: 407		7 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-029-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 10/30/1992 for 134,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	104,988	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	3,464	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	108,452	108,452	0

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45-006-725-030-00	2022 Est. T.C.V.	PROPPE CATHERINE R & JAMES
Property Class: 407		3 LOGGERS RUN
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU H725 <1200SQ50K			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.	Land Value =		50,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	152,107	121,686

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WPP	132	3,821	3,057
WCP (1 Story)	61	3,915	3,132
WPP	64	2,604	2,083
WPP	17	876	701

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 188,526 150,822

Notes:

ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.750 => TCV: 263,939

2022 Est. T.C.V. 006-725-030-00 = 313,939

Est. TCV/Total Floor Area = 298.99, Most recent sale 05/17/2002 for 315,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	162,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	-5,800	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,000	157,000	157,000	168,172	157,000	0

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Valuation Report

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45-006-726-002-00	2022 Est. T.C.V.	VANGIESEN MARILYN N
Property Class: 401		2 LOGGERS RUN SUBDIVISION
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	192.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 511 SF Floor Area = 1022 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	511		
Total:				176,768	150,251

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,684	3,131
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Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	1	9,044	7,687
2 Fixture Bath	1	6,029	5,125

Deck

Treated Wood	104	2,527	2,148
Treated Wood	80	2,161	1,837
Treated Wood	22	955	812

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	364	26,448	22,481
Storage Over Garage	364	6,821	5,798
Door Opener	1	662	563

Water/Sewer

Public Water	1	1,903	1,618
Public Sewer	1	1,903	1,618

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Exterior 2 Story	1	10,196	8,667
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Totals: 257,894 219,210

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 350,736

2022 Est. T.C.V. 006-726-002-00 = 428,236

Est. TCV/Total Floor Area = 419.02, Most recent sale 06/21/1991 for 20,750

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
194,200	194,200	194,200	103,763	3.30

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Valuation Report

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Parcel Number: 45-006-726-002-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	3,424	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	214,100	214,100	214,100	107,187	107,187	0

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DB: 2022Ga

45-006-726-003-00	2022 Est. T.C.V.	MCCABE JUDITH P LIVING TRUST
Property Class: 401		3 LOGGERS RUN SUBDIVISION
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	300.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.69 Total Acres								
Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1164 SF Floor Area = 1164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,164		
Total:				165,127	148,611

Other Additions/Adjustments

Recreation Room	1164	19,474	17,527
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Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Porches

WCP (1 Story)	144	5,514	4,963
WCP (1 Story)	15	979	881

Deck

Treated Wood	320	4,880	4,392
Treated Wood	76	1,897	1,707
Treated Wood	320	4,880	4,392

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	30,545	27,490
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Water/Sewer

Public Water	1	1,293	1,164
Public Sewer	1	1,293	1,164

Built-Ins

Appliance Allow.	1	2,394	2,155
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Breezeways

Frame Wall	128	7,622	6,860
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Totals: 251,195 226,073

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 361,717

2022 Est. T.C.V. 006-726-003-00 = 436,717
Est. TCV/Total Floor Area = 375.19, Most recent sale 04/29/1994 for 20,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	207,000	207,000	207,000	195,684	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	6,457	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	218,400	218,400	218,400	202,141	202,141	202,141

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45-006-726-004-00	2022 Est. T.C.V.	PROCISE MATTHEW & TERRI
Property Class: 402		4 LOGGERS RUN SUBDIVISION
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LOGGERS RUN	700	100.00	121.00	1.0000	1.0000	700	100
100 Actual Front Feet,	0.28	Total Acres				Total Est. Land Value =	
							70,000

2022 Est. T.C.V. 006-726-004-00 = 70,000

Est. TCV/Total Floor Area = 60.14, Most recent sale 11/23/2020 for 88,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
32,500	32,500	32,500	32,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	1,072	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	33,572	33,572	0

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45-006-726-005-00	2022 Est. T.C.V.	PARKER JENNIFER A & MARTIN RUTH M
Property Class: 401		5 LOGGERS RUN SUBDIVISION
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	140.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.32 Total Acres								
Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,008		
Total:				225,641	169,232

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,618	1,213
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Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Porches

CCP (1 Story)	216	4,864	3,648
WCP (1 Story)	96	4,037	3,028

Deck

Treated Wood	306	4,734	4,450	*94% Good
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,462	16,096
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 277,543 209,057

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 334,491

2022 Est. T.C.V. 006-726-005-00	=	411,991
Est. TCV/Total Floor Area = 204.36, Most recent sale 03/22/2012 for 267,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		

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186,900	186,900	186,900	186,900	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	19,100	0	0	6,167
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	206,000	206,000	206,000	193,067	193,067
					PRE/MBT
					193,067

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45-006-726-006-00	2022 Est. T.C.V.	SMITH ROBERT & PARKER-SMITH JENNIFE
Property Class: 401		6 LOGGERS RUN SUBDIVISION
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	215.00	1.0000	1.0000	700	100 SIZE	70,000
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	152	0	0
D/W/P: Asphalt Paving	2.68	1000	0	0
D/W/P: 4in Ren. Conc.	7.08	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1189 SF Floor Area = 1486 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,189		
			Total:	194,986	165,731

Other Additions/Adjustments

Basement Living Area	1193	37,007	31,456
Basement, Outside Entrance, Below Grade	1	2,215	1,883

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833
2 Fixture Bath	1	2,690	2,286

Porches

CCP (1 Story)	152	3,569	3,034
WCP (1 Story)	76	3,564	3,029

Deck

Treated Wood	152	2,990	2,541
Treated Wood	24	948	806

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	27,344	23,242
Storage Over Garage	408	4,851	4,123
Door Opener	2	946	804

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	2	5,229	4,445
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Totals:		300,635	255,531
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Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 408,850

2022 Est. T.C.V. 006-726-006-00	=	483,850			
Est. TCV/Total Floor Area = 325.61, Most recent sale 01/07/2022 for 750,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,000	220,000	220,000	220,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,900	0	0	7,260	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
241,900	241,900	241,900	227,260	227,260	227,260

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45-006-726-007-00	2022 Est. T.C.V.	HOFFMAN GERALD L & PATRICIA G
Property Class: 402		7 LOGGERS RUN SUBDIVISION
Map #: 16,21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LOGGERS RUN	700	100.00	108.00	1.0000	1.0000	700	100
100 Actual Front Feet,	0.25	Total Acres				Total Est. Land Value =	

2022 Est. T.C.V. 006-726-007-00	=	70,000
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Est. TCV/Total Floor Area = 47.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,500	32,500	32,500	17,483	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	576	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	18,059	18,059	0	

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45-006-726-008-00	2022 Est. T.C.V.	GRANT FAMILY TRUST
Property Class: 401		8 LOGGERS RUN SUBDIVISION
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	187.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	11	50	147
D/W/P: Asphalt Paving	2.68	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,647

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = 1090 SF Floor Area = 1090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
Total:				136,561	109,262

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Porches

WPP	272	4,357	3,486
WCP (1 Story)	53	2,780	2,224

Deck

Treated Wood	35	1,285	1,028
Treated Wood	160	3,094	2,475

Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals: 161,096 128,890

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 206,224

2022 Est. T.C.V. 006-726-008-00 = 277,871

Est. TCV/Total Floor Area = 254.93, Most recent sale 04/26/2019 for 265,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
126,200	126,200	126,200	126,200	3.30

2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,700	0	0	0	4,164	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,900	138,900	138,900	130,364	130,364	0

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45-006-726-009-00	2022 Est. T.C.V.	BLENMAN DANIEL & BENNETT JUSTIN
Property Class: 401		9 LOGGERS RUN SUBDIVISION
Map #: 21,16,17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LOGGERS RUN	700	100.00	136.00	1.0000	1.0000	700	100	LOCATION	70,000
100 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value =	70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1140	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool
Ground Area = 1087 SF Floor Area = 2328 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Overhang	698		
		Total:		267,150	213,720

Other Additions/Adjustments

Exterior				
Stone Veneer	35	1,412	1,130	

Plumbing				
Average Fixture(s)	1	1,880	1,504	
3 Fixture Bath	2	11,822	9,458	

Porches				
WSEP (1 Story)	182	10,596	8,477	
WPP	194	4,887	3,910	
WCP (1 Story)	45	3,138	2,510	

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	698	37,671	30,137
Common Wall: 1.5 Wall	1	-4,045	-3,236
Door Opener	1	591	473

Water/Sewer			
Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins			
Appliance Allow.	1	3,439	2,751

Fireplaces			
Interior 2 Story	1	7,349	5,879

Totals: 349,202 279,363

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 446,981

2022 Est. T.C.V. 006-726-009-00 = 519,481
Est. TCV/Total Floor Area = 223.14, Most recent sale 10/25/2021 for 625,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	231,700		231,700	231,700	227,510	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	3,700		24,300	0	3,700	28,490	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	259,700		259,700	259,700	238,717	259,700	0

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45-006-726-010-00	2022 Est. T.C.V.	MACEACHERN PATRICIA K TRUST
Property Class: 401		10 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	134.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1600	0	0
D/W/P: Patio Blocks	16.32	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 375 SF Floor Area = 1532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	375		
1 Story	Siding	Overhang	1157		
		Total:		154,653	146,919

Other Additions/Adjustments

Exterior

Stone Veneer	388	15,656	14,873
Basement, Outside Entrance, Below Grade	1	3,109	2,954

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615

Porches

CCP (1 Story)	48	1,595	1,515
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	378	5,878	5,584
Door Opener	2	1,182	1,123
Base Cost	1522	72,021	68,420

Water/Sewer

Public Sewer	1	1,656	1,573
Water Well, 100 Feet	1	5,403	5,133

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Totals: 275,555 261,775

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 418,840

2022 Est. T.C.V. 006-726-010-00 = 496,340

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Est. TCV/Total Floor Area = 323.98, Most recent sale 06/28/2007 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
224,900	224,900	224,900	224,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	0	7,421	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
248,200	248,200	248,200	232,321	232,321	0	

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45-006-726-011-00	2022 Est. T.C.V.	FINDLAY ERIC & MELINDA
Property Class: 401		11 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LOGGERS RUN	700	100.00	136.00	1.0000	1.0000	700	100
100 Actual Front Feet,	0.31	Total Acres				Total Est. Land Value =	
							70,000

2022 Est. T.C.V. 006-726-011-00 = 70,000

Est. TCV/Total Floor Area = 45.69, Most recent sale 11/20/2020 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
32,500	32,500	32,500	32,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	1,072	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	33,572	33,572	0

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45-006-726-012-00	2022 Est. T.C.V.	FINDLAY ERIC
Property Class: 401		12 LOGGERS RUN SUBDIVISION
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	151.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	1400	0	0
D/W/P: Patio Blocks	16.32	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1451 SF Floor Area = 3494 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,011		
1 Story	Siding	Basement	269		
1.5 Story	Siding	Slab	171		
1 Story	Siding	Overhang	28		
1 Story	Siding	Overhang	1424		
Total:				411,167	308,373

Other Additions/Adjustments

Recreation Room	1283	30,330	22,747
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Exterior

Stone Veneer	52	2,098	1,573
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Plumbing

Average Fixture(s)	2	3,759	2,819
3 Fixture Bath	3	17,733	13,300
2 Fixture Bath	1	3,960	2,970

Porches

WPP	88	3,004	2,253
WCP (1 Story)	39	2,826	2,119
WCP (1 Story)	24	1,834	1,375

Deck

Treated Wood	238	4,267	3,200
Treated Wood	94	2,277	1,708

Balcony

Wood Balcony	64	2,755	2,066
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1/2 Wall	1	-1,348	-1,011
Door Opener	2	1,182	886
Stone Veneer	150	6,053	4,540
Base Cost	1424	67,384	50,538

Water/Sewer

Public Water	1	1,656	1,242
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Public Sewer	1	1,656	1,242
Built-Ins			
Appliance Allow.	2	6,878	5,158
Fireplaces			
Prefab 1 Story	1	3,172	2,379
Prefab 2 Story	1	3,921	2,941
Breezeways			
Frame Wall	171	13,730	10,297
Totals:		590,294	442,715

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 708,344

2022 Est. T.C.V. 006-726-012-00	=	798,344
Est. TCV/Total Floor Area = 228.49, Most recent sale 11/30/2018 for 730,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
361,500 361,500 361,500 358,749 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 37,700 0 0 11,838 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
399,200 399,200 399,200 370,587 370,587 0		

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Valuation Report

DB: 2022Ga

45-006-726-013-00	2022 Est. T.C.V.	BLENNAN DANIEL
Property Class: 401		13 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
LOGGERS RUN	700	100.00	148.00	1.0000	1.0000	700	100	LOCATION	70,000
100 Actual Front Feet,	0.34	Total Acres				Total Est.	Land Value =		70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements	True Cash Value =			5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1658 SF Floor Area = 1666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,658		
0.5 Story	Siding	Overhang	15		
		Total:		226,470	158,529

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	2	11,822	8,275

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	590	28,261	19,783
Common Wall: 1 Wall	1	-2,697	-1,888
Door Opener	1	591	414

Water/Sewer

Public Water	1	1,656	1,159
Public Sewer	1	1,656	1,159

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Prefab 1 Story	1	3,172	2,220
Wood Stove	1	3,195	2,236

Porches

WPP	795	14,079	9,855
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Totals: 293,524 205,465

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 328,744

2022 Est. T.C.V. 006-726-013-00 = 403,744

Est. TCV/Total Floor Area = 242.34, Most recent sale 09/24/2020 for 480,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
183,100	183,100	183,100	183,100	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	6,042	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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201,900	201,900	201,900	189,142	189,142	0

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DB: 2022Ga

45-006-726-014-00	2022 Est. T.C.V.	BRADLEY PETER J & STEPHANIE S
Property Class: 401		14 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
LOGGERS RUN	700	100.00	139.00	1.0000	1.0000	700	100	SIZE	70,000
100 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1606 SF Floor Area = 3500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,606		
1 Story	Siding	Overhang	288		
Total:				427,300	363,205

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Deck

Treated Wood	508	7,000	5,950
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Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals: 461,822 392,550

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 628,080

2022 Est. T.C.V. 006-726-014-00 = 703,080

Est. TCV/Total Floor Area = 200.88, Most recent sale 06/04/2004 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
317,900	317,900	317,900	240,036	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,600	0	7,921	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,500	351,500	351,500	247,957	247,957	0	

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Valuation Report

DB: 2022Ga

45-006-726-015-00	2022 Est. T.C.V.	NAUM STEVEN C & SUSAN M JOINT TRUST
Property Class: 401		15 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	136.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.31 Total Acres								70,000
Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,280		
1 Story	Siding	Overhang	600		
Total:				224,298	179,441

Other Additions/Adjustments

Recreation Room	1280	21,414	17,131
Basement, Outside Entrance, Below Grade	1	2,215	1,772

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Deck

Treated Wood	125	2,629	2,103	
Pine w/Roof (Deck Portion)	50	1,213	1,152	*95% Good
Pine w/Roof (Roof portion)	50	851	808	
Treated Wood	423	5,854	5,561	*95% Good
Treated Wood	215	3,760	3,572	*95% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	600	24,312	24,312	*100% Good
Storage Over Garage	300	3,567	3,567	
Door Opener	1	473	473	

Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 2 Story	1	2,742	2,194
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Totals: 303,605 250,307

Notes: LIVING OVER GARAGE

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCv: 400,491

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2022	Est. T.C.V.	006-726-015-00	=	475,491		
Est. TCV/Total Floor Area = 252.92, Most recent sale 11/15/2006 for 0						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	215,400	215,400	215,400	207,710	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	6,854	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	237,700	237,700	237,700	214,564	214,564	0

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Valuation Report

DB: 2022Ga

45-006-726-016-00	2022 Est. T.C.V.	RICHMOND GREGORY S & DENICE L
Property Class: 401		16 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
END/VIEW	100.00	75.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2500	0	0
D/W/P: 4in Ren. Conc.	8.88	385	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,696		
Total:				278,070	236,358

Other Additions/Adjustments

Basement Living Area	1046	48,493	41,219
Basement, Outside Entrance, Below Grade	3	9,327	7,928

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	3	17,733	15,073

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	2	1,182	1,005

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Porches

WPP	757	13,406	11,395
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Totals: 387,733 329,573

Notes: PINE SIDING

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 527,317

2022 Est. T.C.V. 006-726-016-00 = 657,317

Est. TCV/Total Floor Area = 387.57

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
302,500	302,500	302,500	196,070	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	6,470	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	328,700	328,700	328,700	202,540	202,540	0

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Valuation Report

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45-006-726-017-00	2022 Est. T.C.V.	BRAUN ROBERT C & MARY JO
Property Class: 402		17 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LOGGERS RUN	700	100.00	148.00	1.0000	1.0000	700	100
100 Actual Front Feet,	0.34	Total Acres				Total Est. Land Value =	
							70,000

2022 Est. T.C.V. 006-726-017-00 = 70,000

Est. TCV/Total Floor Area = 41.27, Most recent sale 09/30/1994 for 26,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,500	32,500	32,500	17,483	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	576	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	18,059	18,059	0

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45-006-726-018-00	2022 Est. T.C.V.	SARKISIAN EDWARD G & ANNA S
Property Class: 401		18 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	150.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1274 SF Floor Area = 1911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,274		
Total:				230,815	207,744

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Porches

WSEP (1 Story)	192	8,544	7,690
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Deck

Treated Wood	117	2,500	2,250
Treated Wood	756	8,497	7,647

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,249	2,024
Door Opener	1	473	426

Water/Sewer

Public Water	1	1,293	1,164
Public Sewer	1	1,293	1,164

Built-Ins

Appliance Allow.	1	2,394	2,155
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Totals: 263,355 237,031

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 379,250

2022 Est. T.C.V. 006-726-018-00 = 454,250

Est. TCV/Total Floor Area = 237.70, Most recent sale 04/29/1991 for 18,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
205,800	205,800	205,800	202,905	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	6,695	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,100	227,100	227,100	209,600	209,600	0	

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45-006-726-019-00	2022 Est. T.C.V.	RICHERT LANCE & MATALIE TRUST
Property Class: 401		19 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LOGGERS RUN	700	100.00	150.00	1.0000	1.0000	700	100	LOCATION	70,000
100 Actual Front Feet, 0.34 Total Acres						Total Est.	Land Value =		70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1483 SF Floor Area = 1483 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
1 Story	Siding	Basement	171		
Total:				207,071	165,661

Other Additions/Adjustments

Recreation Room	1056	17,667	8,833
Basement, Outside Entrance, Below Grade	1	2,215	1,772

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
2 Fixture Bath	1	2,690	2,152

Porches

CGEP (1 Story)	171	9,643	7,714
Foundation: Basement	171	3,740	2,992
WCP (1 Story)	94	3,998	3,198
WPP	24	1,100	880

Deck

Treated Wood	362	5,289	4,231
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	348	18,305	14,644
Common Wall: 2 Wall	1	-4,647	-3,718
Door Opener	1	473	378

Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Prefab 1 Story	1	2,242	1,794
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Totals: 280,063 218,752

Notes:

Parcel Number: 45-006-726-019-00

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ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 350,003

2022 Est. T.C.V. 006-726-019-00 = 425,003

Est. TCV/Total Floor Area = 286.58, Most recent sale 10/08/2020 for 479,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,700	192,700	192,700	192,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	6,359	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
212,500	212,500	212,500	199,059	199,059	0	

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45-006-726-020-00	2022 Est. T.C.V.	STEIN BARRY N & SHERRY A TRUST
Property Class: 401		20 LOGGERS RUN SUBDIVISION
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	157.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1742 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,230		
1 Story	Siding	Slab	512		
Total:				231,913	208,741

Other Additions/Adjustments

Recreation Room	1230	20,578	10,289
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Plumbing

Average Fixture(s)	1	1,277	1,149
3 Fixture Bath	1	4,020	3,618

Porches

WGEP (1 Story)	189	12,620	11,358
WCP (1 Story)	46	2,551	2,296
WPP	406	5,903	5,313

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	547	24,932	22,439
Common Wall: 1/2 Wall	1	-1,162	-1,046
Door Opener	1	473	426

Water/Sewer

Public Water	1	1,293	1,164
Public Sewer	1	1,293	1,164

Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Direct-Vented Gas	1	2,614	2,353
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Totals: 310,699 271,419

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 434,270

2022 Est. T.C.V. 006-726-020-00 = 509,270

Est. TCV/Total Floor Area = 292.35, Most recent sale 09/18/2001 for 91,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
230,600	230,600	230,600	218,020	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,000	0	0	7,194	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	254,600	254,600	254,600	225,214	225,214	0

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Valuation Report

DB: 2022Ga

45-006-726-021-00	2022 Est. T.C.V.	TRENTACOSTA JOHN
Property Class: 401		21 LOGGERS RUN SUBDIVISION
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	170.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1162 SF Floor Area = 2808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,162		
1 Story	Siding	Overhang	484		
Total:				330,169	280,643

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Deck			
Treated Wood	182	3,574	3,038

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	484	29,055	24,697
Common Wall: 1/2 Wall	1	-1,348	-1,146
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Dishwasher	1	1,017	864
Vented Hood	1	691	587

Totals: 382,251 324,912

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 519,859

2022 Est. T.C.V. 006-726-021-00 = 594,859

Est. TCV/Total Floor Area = 211.84, Most recent sale 02/24/2003 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,200	269,200	269,200	153,292	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,200	0	0	5,058	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,400	297,400	297,400	158,350	158,350	0

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45-006-726-022-00	2022 Est. T.C.V.	HEINONEN MICHAEL E & THERESE M
Property Class: 401		22 LOGGERS RUN SUBDIVISION
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	160.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.37 Total Acres								70,000
Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1722 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,722		
1 Story	Siding	Overhang	9		
Total:				313,740	250,993

Other Additions/Adjustments

Recreation Room	802	18,959	15,167
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WSEP (1 Story)	178	10,415	8,332
WSEP (1 Story)	82	5,665	4,532
WCP (1 Story)	281	10,996	8,797
WPP	121	3,583	2,866
WPP	243	5,397	4,318

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	27,798	22,238
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
Sauna	1	8,952	7,162

Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 437,007 349,607

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 559,371

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2022 Est. T.C.V. 006-726-022-00	=	634,371			
Est. TCV/Total Floor Area = 293.42, Most recent sale 11/14/2011 for 480,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
287,000	287,000	287,000	266,019	3.30	
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,200	0	8,778	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
317,200	317,200	317,200	274,797	274,797	0

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45-006-726-023-00	2022 Est. T.C.V.	ROHLFS FAMILY TRUST AGREEMENT
Property Class: 401		23 LOGGERS RUN SUBDIVISION
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	154.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,316		
			Total:	260,532	221,452

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WPP	320	5,997	5,097
WPP	256	5,486	4,663

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	27,927
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
Microwave	1	703	598

Fireplaces

Exterior 2 Story	1	8,947	7,605
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Totals: 329,653 280,205

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 448,328

2022 Est. T.C.V. 006-726-023-00 = 523,328

Est. TCV/Total Floor Area = 265.11, Most recent sale 07/23/1998 for 48,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
236,900	236,900	236,900	179,892	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,800	0	0	5,936	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
261,700	261,700	261,700	185,828	185,828	0

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45-006-726-024-00	2022 Est. T.C.V.	MILLER TERENCE A & AMANDA JOHNSON
Property Class: 401		24 LOGGERS RUN SUBDIVISION
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	700	100.00	133.00	1.0000	1.0000	700	100	70,000
100 Actual Front Feet, 0.30 Total Acres								70,000
Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1151 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,151		
1 Story	Siding	Overhang	20		
Total:				169,234	143,845

Other Additions/Adjustments

Recreation Room	600	10,038	8,532
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Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WGEP (1 Story)	140	10,402	8,842
WCP (1 Story)	120	4,777	4,060
WPP	226	4,149	3,527

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Totals: 211,567 179,827

Notes:

ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 1.600 => TCV: 287,723

2022 Est. T.C.V. 006-726-024-00 = 362,723

Est. TCV/Total Floor Area = 309.75, Most recent sale 09/21/2020 for 353,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
164,600	164,600	164,600	164,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800	0	0	5,431	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,400	181,400	181,400	170,031	170,031	0

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45-006-733-001-00	2022 Est. T.C.V.	COCHRAN CORINNE
Property Class: 401		1 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	96.00	105.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	RIVER		120,000

* denotes lines that do not contribute to the total acreage calculation.
96 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1600 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,600		
			Total:	289,779	246,312

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	64	4,051	3,443
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	694	37,518	31,890
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 365,762 310,896

Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS) 1.500 => TCV: 466,344

2022 Est. T.C.V. 006-733-001-00 = 591,344

Est. TCV/Total Floor Area = 246.39, Most recent sale 04/05/2013 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
290,800	290,800	290,800	262,139	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	4,900	0	0	8,650	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
295,700	295,700	295,700	270,789	270,789	270,789

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45-006-733-002-00	2022 Est. T.C.V.	VONFOERSTER STEPHEN & KATHERINE
Property Class: 402		2 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MILLSIDE	62.00	105.00	1.0000	0.0000	0 100*	0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	120,000
* denotes lines that do not contribute to the total acreage calculation.						
62 Actual Front Feet, 0.00 Total Acres			Total Est. Land Value =		120,000	

2022 Est. T.C.V. 006-733-002-00	=	120,000
Est. TCV/Total Floor Area = 50.00, Most recent sale 01/10/2021 for 118,000		
2021 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Base for Cap
		C.P.I.
		60,000
		3.30
2022 New	Eq. Adjustment	Loss
0	0	0
		Additions
		Tax Adjustment
		Losses
		0
2022 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Capped
		->Taxable<-
		PRE/MBT
		61,980
		60,000
		0

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45-006-733-003-00	2022 Est. T.C.V.	MONTOUR ROBERT J & STEPHANIE A
Property Class: 402		3 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
MILLSIDE	55.00	112.00	1.0000	0.0000	0 100*	0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	120,000
* denotes lines that do not contribute to the total acreage calculation.						
55 Actual Front Feet, 0.00 Total Acres			Total Est. Land Value =		120,000	

2022 Est. T.C.V. 006-733-003-00	=	120,000
Est. TCV/Total Floor Area = 50.00, Most recent sale 11/20/2020 for 121,000		
2021 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Base for Cap
		C.P.I.
		60,000 3.30
2022 New	Eq. Adjustment	Loss
0	0	0
		Additions
		Tax Adjustment
		Losses
0		0
2022 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Capped
		->Taxable<-
		PRE/MBT
		61,980 60,000 0

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45-006-733-004-00	2022 Est. T.C.V.	BECKER JANE P & RON R
Property Class: 401		4 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	61.00	112.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100			120,000

* denotes lines that do not contribute to the total acreage calculation.

61 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements			True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1365 SF Floor Area = 2730 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,365		
			Total:	336,976	283,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,579
3 Fixture Bath	1	5,911	4,965
2 Fixture Bath	1	3,960	3,326

Water/Sewer

1000 Gal Septic	1	4,877	4,097
Water Well, 100 Feet	1	5,403	4,539

Porches

WCP (1 Story)	74	4,462	3,748
WCP (1 Story)	100	5,252	4,412

Deck

Treated Wood	240	4,289	3,603
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Balcony

Wood Balcony	100	4,304	3,615
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	27,598
Door Opener	2	1,182	993

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Exterior 2 Story	1	8,947	7,515
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Totals: 423,737 355,939

Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS) 1.500 => TCV: 533,909

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2022	Est. T.C.V.	006-733-004-00	=	658,909		
Est. TCV/Total Floor Area = 241.36, Most recent sale 07/25/2014 for 605,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	323,900	323,900	323,900	321,967	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	7,533	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	329,500	329,500	329,500	332,591	329,500	329,500

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45-006-733-005-00	2022 Est. T.C.V.	TOOLEY ERIC M & ANNE K
Property Class: 402		5 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
MILLSIDE	59.00	120.00	1.0000	0.0000	0 100*	0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	120,000
* denotes lines that do not contribute to the total acreage calculation.						
59 Actual Front Feet, 0.00 Total Acres			Total Est. Land Value =		120,000	

2022 Est. T.C.V. 006-733-005-00	=	120,000
Est. TCV/Total Floor Area = 43.96, Most recent sale 05/31/2017 for 151,000		
2021 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Base for Cap
		C.P.I.
		60,000
		3.30
2022 New	Eq. Adjustment	Loss
0	0	0
		Additions
		Tax Adjustment
		Losses
		0
2022 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Capped
		->Taxable<-
		PRE/MBT
		61,980
		60,000
		0

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45-006-733-006-00	2022 Est. T.C.V.	DYKSTRA MARK B TRUST
Property Class: 402		6 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
MILLSIDE	55.00	110.00	1.0000	0.0000	0 100*	0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	120,000
* denotes lines that do not contribute to the total acreage calculation.						
55 Actual Front Feet, 0.00 Total Acres			Total Est. Land Value =		120,000	

2022 Est. T.C.V. 006-733-006-00	=	120,000
Est. TCV/Total Floor Area = 43.96, Most recent sale 04/23/2021 for 120,000		
2021 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Base for Cap
		C.P.I.
		60,000 3.30
2022 New	Eq. Adjustment	Loss
0	0	0
		Additions
		Tax Adjustment
		Losses
0	0	0
2022 Assessed	MBOR	S.E.V.
60,000	60,000	60,000
		Capped
		->Taxable<-
		PRE/MBT
		61,980 60,000 0

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45-006-733-007-00	2022 Est. T.C.V.	DYKSTRA KIMBERLY A & MARC B TRUSTS
Property Class: 401		7 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	69.00	115.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100			120,000

* denotes lines that do not contribute to the total acreage calculation.
69 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1903 SF Floor Area = 2854 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,903		
			Total:	338,484	277,556

Other Additions/Adjustments

Exterior					
Brick Veneer		648	11,489		9,421

Plumbing					
Average Fixture(s)		1	1,880		1,542
3 Fixture Bath		2	11,822		9,694

Water/Sewer					
1000 Gal Septic		1	4,877		3,999
Water Well, 100 Feet		1	5,403		4,430

Porches					
CCP (1 Story)		40	1,375		1,127
CPP		32	870		713
CPP		32	870		713

Deck					
Treated Wood		120	2,702		2,216
Treated Wood		64	1,857		1,523

Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		624	34,732		28,480
Door Opener		2	1,182		969

Built-Ins					
Appliance Allow.		1	3,439		2,820

Fireplaces					
Interior 2 Story		1	7,349		6,026

Totals: 428,331 351,229

Notes:

ECF (H733 MILLSIDE HOMESITE CONDOS) 1.500 => TCV: 526,844

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2022	Est. T.C.V. 006-733-007-00	=	651,844
Est. TCV/Total Floor Area = 228.40, Most recent sale 12/03/2019 for 655,000			
2021	Assessed MBOR S.E.V.	Base for Cap	C.P.I.
	320,500 320,500 320,500	320,500	3.30
2022	New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
	0 5,400 0	0	5,400 0
2022	Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
	325,900 325,900 325,900	331,076	325,900 0

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45-006-733-008-00	2022 Est. T.C.V.	THE MILL GLEN ARBOR LLC
Property Class: 402		8 MILLSIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
MILLSIDE	50.00	120.00	1.0000	0.0000	0 100*	LOCATION 0
MILLSIDE U MILLSIDE UNITS			1 Units	120000.00000	100	END UNIT 120,000
* denotes lines that do not contribute to the total acreage calculation.						
50 Actual Front Feet, 0.00 Total Acres			Total Est. Land Value =		120,000	

2022 Est. T.C.V. 006-733-008-00 = 120,000

Est. TCV/Total Floor Area = 42.05, Most recent sale 08/31/2021 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	60,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	61,980	60,000	0	

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45-006-735-000-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 202		NORTH VILLAGE PARCEL 2
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HOMESTEAD	\$7.75/PSF		46749 SqFt	7.75000	100		362,305
		1.07	Total Acres			Total Est. Land Value =	362,305

2022 Est. T.C.V. 006-735-000-00	=	362,305
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Est. TCV/Total Floor Area = 126.95

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
181,200	181,200	181,200	181,200	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,200	181,200	181,200	187,179	181,200	0

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45-006-735-000-01	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5035 TIMBERCREST PARCEL 1
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
HOMESTEAD	\$0.60/PSF		8206 SqFt	0.60000	100	
		0.19	Total Acres		Total Est. Land Value =	

2022 Est. T.C.V. 006-735-000-01	=	4,924
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Est. TCV/Total Floor Area = 1.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,500	2,500	2,500	2,129	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	70	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	2,199	2,199	0

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45-006-738-001-00	2022 Est. T.C.V.	SCHANHALS RICHARD D & NAN F
Property Class: 401		6260 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
97 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	32	0	0
D/W/P: Crushed Rock	2.15	600	0	0
D/W/P: Flagstone/Sand	22.61	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1752 SF Floor Area = 3426 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	394		
		Total:		397,280	317,824

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	448	16,849	13,479
WSEP (1 Story)	96	6,417	5,134
WCP (1 Story)	60	3,869	3,095
WCP (1 Story)	52	3,477	2,782

Deck

Treated Wood	300	4,950	3,960
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	788	40,905	32,724
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
Dishwasher	1	1,017	814
Microwave	1	703	562

Fireplaces

Prefab 1 Story	1	3,172	2,538
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Totals: 500,714 400,572

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 660,944

2022 Est. T.C.V. 006-738-001-00 = 795,944
Est. TCV/Total Floor Area = 232.32, Most recent sale 10/31/2001 for 350,137
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.
361,100 361,100 361,100 287,322 3.30
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 36,900 0 0 9,481 0
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
398,000 398,000 398,000 296,803 296,803 296,803

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45-006-738-002-00	2022 Est. T.C.V.	WRIGHT PHILLIP C & MARCIA R
Property Class: 401		6268 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	715	0	0
D/W/P: Flagstone/Sand	22.61	100	0	0
D/W/P: Asphalt Paving	3.12	480	0	0
Wood Frame	37.31	72	50	1,343
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,343

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1648 SF Floor Area = 2655 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,648		
1 Story	Siding	Overhang	595		
Total:				324,423	291,980

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	2	11,822	10,640
2 Fixture Bath	1	3,960	3,564

Water/Sewer

2000 Gal Septic	1	9,576	8,618
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	467	17,555	15,799
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	794	41,105	36,994
Door Opener	2	1,182	1,064

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 2 Story	1	3,921	3,529
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Deck

Composite	425	6,477	5,829
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Breezeways

Frame Wall	29	2,328	2,095
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Totals: 433,071 389,762

Notes: OPEN STUDIO LOFT OVER GARAGE, ATTACHED BY BREEZEWAY, WITH SEPARATE ENTERANCE, FULL BATH

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 643,107

2022 Est. T.C.V. 006-738-002-00	=	779,450
Est. TCV/Total Floor Area = 293.58, Most recent sale 09/25/2020 for 658,000		
2021 Assessed	MBOR	S.E.V.
295,100	295,100	295,100
		Base for Cap
		C.P.I.
		295,100
		3.30
2022 New	Eq. Adjustment	Loss
124,900	24,500	54,800
		Additions
		Tax Adjustment
		Losses
		121,300
		7,929
		54,800
2022 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT
389,700	389,700	389,700
		369,529
		369,529
		0

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45-006-738-003-00	2022 Est. T.C.V.	CLAUSE THIRD TRUST
Property Class: 402		W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
121 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	130,000

2022 Est. T.C.V. 006-738-003-00 = 130,000

Est. TCV/Total Floor Area = 48.96, Most recent sale 09/10/2020 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	65,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	67,145	65,000	0

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45-006-738-004-00	2022 Est. T.C.V.	BOSMAN ANDREW J & TRACEY HYATT
Property Class: 401		6276 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK HOLLOW 1000	68.58	221.38	1.0000	1.0000	1000	100		68,580
69 Actual Front Feet, 0.35 Total Acres								
Total Est. Land Value =								68,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2167 SF Floor Area = 4777 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	1,740		
1 Story	Siding	Crawl Space	157		
1 Story	Siding	Crawl Space	105		
1 Story	Siding	Crawl Space	77		
1 Story	Siding	Crawl Space	88		
Total:				432,139	345,642

Other Additions/Adjustments

Plumbing				
3 Fixture Bath		1	4,020	3,216

Water/Sewer				
1000 Gal Septic		1	4,209	3,367
Water Well, 100 Feet		1	5,025	4,020

Porches				
WCP (1 Story)		406	11,486	9,189
WCP (1 Story)		31	1,982	1,586

Deck				
Treated Wood		89	2,083	1,666

Built-Ins				
Appliance Allow.		1	2,394	1,915

Totals: 463,338 370,601

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 611,492

2022 Est. T.C.V. 006-738-004-00 = 685,072

Est. TCV/Total Floor Area = 143.41, Most recent sale 08/07/2020 for 615,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,000	309,000	309,000	309,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,500	0	0	10,197	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
342,500	342,500	342,500	319,197	319,197	0	

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45-006-738-005-01	2022 Est. T.C.V.	JMB MANAGEMENT TRUST THE
Property Class: 402		W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> OAK HOLLOW 5&7					140000	100		140,000
193 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	140,000

2022 Est. T.C.V. 006-738-005-01 = 140,000

Est. TCV/Total Floor Area = 29.31

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	97,500	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
70,000	0	0	0	70,000	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,000	70,000	70,000	100,717	70,000	0

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45-006-738-007-01	2022 Est. T.C.V.	THOMSEN MARY JANE TRUST
Property Class: 401		6290 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> OAK HOLLOW 5&7					140000	100		140,000
214 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	140,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	625	0	0
D/W/P: Crushed Rock	1.96	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 2801 SF Floor Area = 3721 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,801		
1 Story	Siding	Overhang	220		
		Total:		399,703	395,745

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980
2 Fixture Bath	1	2,690	2,663

Water/Sewer

2000 Gal Septic	1	8,364	8,280
Water Well, 50 Feet	1	2,324	2,301

Porches

WCP (1 Story)	133	5,184	5,132
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Deck

Treated Wood	73	1,862	1,843
Treated Wood	295	4,623	4,577

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	566	25,527	25,272
Common Wall: 1 Wall	1	-2,324	-2,301
Door Opener	1	473	468

Built-Ins

Appliance Allow.	1	2,394	2,370
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Fireplaces

Interior 2 Story	1	5,751	5,693
Direct-Vented Gas	1	2,614	2,588

Totals: 464,482 459,875

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 758,794

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2022 Est. T.C.V. 006-738-007-01	=	903,794
Est. TCV/Total Floor Area = 242.89		
2021 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
0 0 0	358,466 3.30	
2022 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
451,900 0 0	78,400 370,295 0	
2022 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
451,900 451,900 451,900	448,695 448,695 0	

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45-006-738-008-00	2022 Est. T.C.V.	HOUTTEMAN LEE J & PAMELA M
Property Class: 401		6296 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
105 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	510	0	0
D/W/P: Flagstone/Sand	22.61	30	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,196		
			Total:	311,491	249,193

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	294	11,222	8,978
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Deck

Treated Wood	336	5,339	4,271
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	38,498	30,798
Storage Over Garage	360	5,598	4,478
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Direct-Vented Gas	1	3,805	3,044
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Breezeways

Frame Wall	156	12,525	10,020
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Totals: 417,081 333,665

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 550,547

2022 Est. T.C.V. 006-738-008-00 = 685,547

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Est. TCV/Total Floor Area = 286.60, Most recent sale 06/30/2003 for 36,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
327,900	327,900	327,900	197,940	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	6,532	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
342,800	342,800	342,800	204,472	204,472	204,472	

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45-006-738-009-00	2022 Est. T.C.V.	JMB MANAGEMENT TRUST
Property Class: 401		6302 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
105 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.05	230	0	0
D/W/P: 4in Ren. Conc.	8.88	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1581 SF Floor Area = 2772 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,581		
1 Story	Siding	Overhang	400		
		Total:		352,149	299,326

Other Additions/Adjustments

Recreation Room	790	18,676	15,875
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 200 Feet	1	10,138	8,617

Porches

WCP (1 Story)	120	6,126	5,207
WSEP (1 Story)	154	9,283	7,891
WCP (1 Story)	108	5,608	4,767
CPP	83	1,894	1,610

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	600	33,828	28,754
Common Wall: 1/2 Wall	1	-1,348	-1,146
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
Direct-Vented Gas	2	7,610	6,468

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 483,276 411,234

Notes: 2019 ADD 2ND STORY CONNECT TO BONUS ROOM

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 678,536

2022 Est. T.C.V. 006-738-009-00 = 813,536

Est. TCV/Total Floor Area = 293.48, Most recent sale 06/01/2017 for 635,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
369,700	369,700	369,700	353,176	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,100	0	0	11,654	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
406,800	406,800	406,800	364,830	364,830	0	

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45-006-738-010-00	2022 Est. T.C.V.	SIDDALL LISA H
Property Class: 401		6308 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	1000	0	0
D/W/P: Crushed Rock	1.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 2196 SF Floor Area = 3882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,196		
1 Story	Siding	Overhang	708		
1 Story	Siding	Overhang	429		
		Total:		388,242	380,439

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,251
3 Fixture Bath	2	8,039	7,878
2 Fixture Bath	1	2,690	2,636

Water/Sewer

2000 Gal Septic	1	8,364	8,197
Water Well, 50 Feet	1	2,324	2,278

Porches

CCP (1 Story)	67	1,700	1,666
WCP (1 Story)	222	7,399	7,251
WPP	59	1,987	1,947

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1015	32,358	31,711
Common Wall: 1 Wall	1	-2,324	-2,278
Door Opener	2	946	927

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 456,002 446,903

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 737,390

2022 Est. T.C.V. 006-738-010-00 = 872,390

Est. TCV/Total Floor Area = 224.73, Most recent sale 01/31/2018 for 127,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
393,600	393,600	393,600	378,729	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

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2,500	40,100	0	2,500	12,498	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
436,200	436,200	436,200	393,727	393,727	393,727

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45-006-738-011-00	2022 Est. T.C.V.	BARNELL CHARLES & KAY R
Property Class: 402		W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100	130,000
100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =		130,000

2022 Est. T.C.V. 006-738-011-00	=	130,000
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Est. TCV/Total Floor Area = 33.49

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,000	65,000	65,000	48,611	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	1,604	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	50,215	50,215	0

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45-006-738-012-00	2022 Est. T.C.V.	MIDGLEY MOLLY P TRUST
Property Class: 401		6297 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	227	0	0
D/W/P: Crushed Rock	2.15	870	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2195 SF Floor Area = 3109 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,484		
1.25 Story	Siding	Basement	711		
1.25 Story	Siding	Overhang	292		
		Total:		411,723	349,964

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	5,911	5,024
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

CCP (1 Story)	150	4,545	3,863
CPP	16	438	372

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	585	30,894	26,260
Common Wall: 2 Wall	1	-4,581	-3,894
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 1 Story	1	3,172	2,696
Raised Hearth	1	593	504

Totals: 469,990 399,490

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 659,159

2022 Est. T.C.V. 006-738-012-00 = 791,534

Est. TCV/Total Floor Area = 254.59, Most recent sale 07/15/2002 for 105,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	359,600	359,600	359,600	295,334	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,200	0	0	9,746	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	395,800	395,800	395,800	305,080	305,080	0

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45-006-738-013-00	2022 Est. T.C.V.	PIATT KATHLEEN M TRUST
Property Class: 402		W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
127 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	130,000

2022 Est. T.C.V. 006-738-013-00 = 130,000

Est. TCV/Total Floor Area = 41.81, Most recent sale 04/07/2017 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	65,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	67,145	65,000	0

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45-006-738-014-00	2022 Est. T.C.V.	PIATT KATHLEEN M TRUST
Property Class: 401		6273 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
113 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	725	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1328 SF Floor Area = 1992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,328		
			Total:	232,026	185,622

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WCP (1 Story)	340	9,632	7,706
CCP (1 Story)	112	2,698	2,158
WGEF (1 Story)	75	6,845	5,476
WSEP (1 Story)	224	9,605	7,684

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	616	27,079	21,663
Storage Over Garage	308	3,662	2,930
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 314,626 252,152

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 416,051

2022 Est. T.C.V. 006-738-014-00 = 548,426
Est. TCV/Total Floor Area = 275.31, Most recent sale 01/12/2017 for 490,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	251,600		251,600	251,600	251,600	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		22,600	0	0	8,302	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,200		274,200	274,200	259,902	259,902	0

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45-006-738-015-00	2022 Est. T.C.V.	TOIVONEN BOLE TRUST
Property Class: 401		6267 W COTTAGE LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
123 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	130,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1148	0	0
D/W/P: 3.5 Concrete	6.56	301	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1340 SF Floor Area = 2680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,340		
			Total:	331,519	281,791

Other Additions/Adjustments

Exterior					
Stone Veneer		377	15,212		12,930

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	3	17,733	15,073
2 Fixture Bath	1	3,960	3,366

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	28,426	24,162
Storage Over Garage	336	5,225	4,441
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Direct-Vented Gas	1	3,805	3,234
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Porches

WCP (1 Story)	846	30,270	25,729
WSEP (1 Story)	740	30,177	25,650

Totals: 483,108 410,640

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 677,556

2022 Est. T.C.V. 006-738-015-00 = 809,931

Est. TCV/Total Floor Area = 302.21, Most recent sale 07/08/2013 for 650,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	367,800		367,800	367,800	301,830	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		37,200	0	0	9,960	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	405,000		405,000	405,000	311,790	311,790	0

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45-006-740-000-00	2022 Est. T.C.V.	PIERCE STOCKING BEACH PARK COMMONS
Property Class: 402		W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	150.00	450.00	0.8554	0.9173	15000	100	1,765,484
150 Actual Front Feet,	1.55	Total Acres				Total Est. Land Value =		1,765,484

2022 Est. T.C.V. 006-740-000-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-740-001-00	2022 Est. T.C.V.	WICK NANCY TRUST
Property Class: 408		7472 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	1143.00	0.6751	1.2133	15000	100 LOT 1	1,228,618
LK MI "A"	15000	100.00	1061.00	0.6751	1.1865	15000	100 LOT 2	1,201,483
LK MI "A"	15000	95.00	1061.00	0.6751	1.1865	15000	50 SURPLUS: ZONING	570,705
295 Actual Front Feet, 7.37 Total Acres Total Est. Land Value =								3,000,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.71	1800	0	0
D/W/P: 3.5 Concrete	5.74	35	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2350 SF Floor Area = 2350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,871		
1 Story	Block	Basement	479		
Total:				268,291	147,530

Other Additions/Adjustments

Recreation Room	479	8,076	4,038
Basement, Outside Entrance, Below Grade	1	2,191	1,205

Plumbing

Average Fixture(s)	1	1,250	687
3 Fixture Bath	1	3,937	2,165

Water/Sewer

1000 Gal Septic	1	4,122	2,267
Water Well, 100 Feet	1	5,066	2,786

Porches

CPP	107	1,819	1,000
WPP	258	4,229	2,326

Deck

Treated Wood	367	5,226	2,874
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Built-Ins

Appliance Allow.	1	2,413	1,327
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Fireplaces

Interior 1 Story	1	4,656	2,561
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Carports

Comp.Shingle	320	4,573	2,515
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Totals: 315,849 173,281

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 346,562

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2022 Est. T.C.V. 006-740-001-00	=	3,352,368
Est. TCV/Total Floor Area = 1426.54		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
1,762,900 1,762,900 1,762,900	600,449	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -86,700 0	0	19,814 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,676,200 1,676,200 1,676,200	620,263	620,263 0

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45-006-740-004-00	2022 Est. T.C.V.	SCHMIDT NANCY L TRUST
Property Class: 408		7434 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	650.00	0.9858	1.0243	15000	100	1,514,659
100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								1,514,659

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	2350	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1557 SF Floor Area = 1557 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,049		
1 Story	Siding	Basement	300		
1 Story	Siding	Crawl Space	208		
Total:				188,203	122,327

Other Additions/Adjustments

Recreation Room	250	4,183	2,719
Basement, Outside Entrance, Above Grade	1	1,618	1,052

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	45	3,876	2,519
WPP	385	5,602	3,641

Deck

Treated Wood	216	3,771	2,451
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,682	14,743
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
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Totals: 258,430 167,973

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 335,946

Parcel Number: 45-006-740-004-00

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2022	Est. T.C.V.	006-740-004-00	=	1,858,105		
Est. TCV/Total Floor Area = 1193.39, Most recent sale 07/29/2016 for 1,600,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	986,700	986,700	986,700	818,962	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-57,600	0	0	27,025	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	929,100	929,100	929,100	845,987	845,987	0

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45-006-740-005-00	2022 Est. T.C.V.	SAPERSTEIN LINDA A &
Property Class: 408		7414 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	625.00	0.9858	1.0123	15000	100		1,496,941
100 Actual Front Feet, 1.44 Total Acres					Total Est. Land Value =			1,496,941

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	640	0	0
D/W/P: 3.5 Concrete	5.70	180	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 1328 SF Floor Area = 1328 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Slab	320		
		Total:		159,360	95,607

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WPP	224	4,137	2,482
CGEP (1 Story)	96	6,444	3,866

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	12,989	7,793
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 204,633 122,769

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 245,538

2022 Est. T.C.V. 006-740-005-00 = 1,744,979

Est. TCV/Total Floor Area = 1313.99, Most recent sale 11/02/1996 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
934,600	934,600	934,600	248,674	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-62,100	0	8,206	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
872,500	872,500	872,500	256,880	256,880	0

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45-006-740-006-00	2022 Est. T.C.V.	KAUSLER FAMILY SLEEPING BEAR
Property Class: 408		7396 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	630.00	0.9858	1.0147	15000	100	1,500,524
100 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								1,500,524

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1550 SF Floor Area = 1550 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,550		
Total:				170,089	102,053

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WPP	72	2,222	1,333
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Deck

Treated Wood	266	4,323	2,594
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,795	8,277
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 213,462 128,076

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 256,152

2022 Est. T.C.V. 006-740-006-00 = 1,761,676

Est. TCV/Total Floor Area = 1136.57

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
942,400	942,400	942,400	270,397	3.30	

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-61,600	0	8,923	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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Parcel Number: 45-006-740-006-00			Page: 2		
880,800	880,800	880,800	279,320	279,320	0

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45-006-740-007-00	2022 Est. T.C.V.	GARVER MICHAEL A & SUSAN L TRUSTS
Property Class: 408		7374 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	615.00	0.9858	1.0074	15000	100		1,489,716
100 Actual Front Feet, 1.41 Total Acres					Total Est. Land Value =			1,489,716

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	18.14	2500	0	0
D/W/P: Asphalt Paving	3.40	3500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 2661 SF Floor Area = 3992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,661		
			Total:	588,863	541,754

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,638
3 Fixture Bath	3	27,132	24,961
2 Fixture Bath	1	6,029	5,547

Water/Sewer

1000 Gal Septic	1	5,290	4,867
Water Well, 100 Feet	1	5,664	5,211

Porches

CCP (1 Story)	225	7,283	6,700
Foundation: Basement	225	6,446	5,930
CCP (1 Story)	274	8,645	7,953
Foundation: Basement	274	7,787	7,164
CCP (1 Story)	126	4,288	3,945
CCP (1 Story)	41	1,548	1,424
WCP (1 Story)	166	8,844	8,136

Deck

Treated Wood	576	7,932	7,297
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	3	1,986	1,827
Base Cost	1080	58,860	54,151

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,324	1,218
Base Cost	2432	132,544	121,940

Built-Ins

Appliance Allow.	1	5,926	5,452
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Fireplaces

Interior 2 Story	1	8,308	7,643
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Local Cost Items

GENERATOR

1

3,000

2,850

*95% Good

Totals:

900,566

828,608

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,657,216

2022 Est. T.C.V. 006-740-007-00

= 3,166,932

Est. TCV/Total Floor Area = 793.32, Most recent sale 08/31/2012 for 1,000,000

2021 Assessed

MBOR

S.E.V.

Base for Cap

C.P.I.

1,621,300

1,621,300

1,621,300

1,134,247

3.30

2022

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-37,800

0

0

37,430

0

2022 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

1,583,500

1,583,500

1,583,500

1,171,677

1,171,677

1,171,677

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45-006-740-008-00	2022 Est. T.C.V.	KAUSLER FAMILY SLEEPING BEAR
Property Class: 408		7358 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	600.00	0.9858	1.0000	15000	100	1,478,721
100 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =								1,478,721

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
Total:				165,013	99,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
2 Fixture Bath	1	2,690	1,614

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	300	4,116	2,470
WPP	176	3,680	2,208

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,795	8,277
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals: 208,307 124,985

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 249,970

2022 Est. T.C.V. 006-740-008-00 = 1,733,691

Est. TCV/Total Floor Area = 1224.36, Most recent sale 09/19/1991 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
929,500	929,500	929,500	267,257	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-62,700	0	0	8,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
866,800	866,800	866,800	276,076	276,076	0	

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45-006-740-009-00	2022 Est. T.C.V.	JOHNSON ROBERT M & SUSAN C
Property Class: 408		7348 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	580.00	0.9858	0.9899	15000	100	1,463,758
100 Actual Front Feet, 1.33 Total Acres Total Est. Land Value =								1,463,758

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 2172 SF Floor Area = 3295 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,172		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	25		
Total:				420,949	336,758

Other Additions/Adjustments

Exterior				
Stone Veneer	100	4,035	3,228	

Plumbing				
Average Fixture(s)	1	1,880	1,504	
3 Fixture Bath	1	5,911	4,729	
2 Fixture Bath	1	3,960	3,168	

Water/Sewer				
2000 Gal Septic	1	9,576	7,661	
Water Well, 100 Feet	1	5,403	4,322	

Porches				
CSEP (1 Story)	181	8,585	6,868	
CCP (1 Story)	224	6,518	5,214	

Deck				
Treated Wood	225	4,122	3,298	

Balcony				
Wood Balcony	36	1,549	1,239	
Wood Balcony	75	3,228	2,582	

Garages				
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	31,181	24,945	
Door Opener	3	1,773	1,418	
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	27,798	22,238	
Door Opener	1	591	473	

Built-Ins				
Appliance Allow.	1	3,439	2,751	

Fireplaces

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Interior 2 Story	1	7,349	5,879	
Wood Stove	1	3,195	2,556	
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		554,042	443,831	

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 887,662

2022 Est. T.C.V. 006-740-009-00	=	2,356,420
Est. TCV/Total Floor Area = 715.15, Most recent sale 07/18/1977 for 67,076		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
1,212,700 1,212,700 1,212,700 292,971 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
3,000 -37,500 0 3,000 9,668 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
1,178,200 1,178,200 1,178,200 305,639 305,639 305,639		

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45-006-740-010-00	2022 Est. T.C.V.	KAUSLER GEORGE J & BARBARA C
Property Class: 408		W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LK MI "A" 15000	100.00	565.00	0.9858	0.9821	15000	100	
100 Actual Front Feet,	1.30	Total Acres			Total Est. Land Value =		
							Value
							1,452,297
							1,452,297

2022 Est. T.C.V. 006-740-010-00 = 1,452,297

Est. TCV/Total Floor Area = 440.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800,200	800,200	800,200	201,985	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-74,100	0	0	6,665	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
726,100	726,100	726,100	208,650	208,650	0	

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45-006-740-011-00	2022 Est. T.C.V.	KAUSLER GEORGE J & BARBARA C
Property Class: 408		7300 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	550.00	0.9858	0.9742	15000	100		1,440,621
100 Actual Front Feet, 1.26 Total Acres					Total Est. Land Value =			1,440,621

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	4000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1958

(11) Heating System: Forced Heat & Cool
Ground Area = 2101 SF Floor Area = 2101 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	283		
1 Story	Siding	Crawl Space	434		
1 Story	Siding	Slab	1,384		
		Total:		338,114	219,774

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	1,864
3 Fixture Bath	2	18,088	11,757

Water/Sewer

1000 Gal Septic	1	5,290	3,438
Water Well, 100 Feet	1	5,664	3,682

Deck

Treated Wood	581	7,977	5,185
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Garages

Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	792	38,658	25,128
Door Opener	1	662	430

Built-Ins

Appliance Allow.	1	5,926	3,852
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Fireplaces

Interior 1 Story	1	6,826	4,437
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Carports

Comp.Shingle	480	9,202	5,981
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Totals: 439,274 285,528

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 571,056

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 400 SF Floor Area = 400 SF.

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Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	400		
			Total:	48,094	31,262

Other Additions/Adjustments

Deck					
Treated Wood			48	1,497	973

Built-Ins					
Appliance Allow.			1	2,394	1,556

Totals: 51,985 33,791

Notes: ADJ HOUSE: SW CORNER

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 67,582

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: TENNIS COURT

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	50	22,104
/CI17/SPOC/TENC/ADDDFA	13669.52	1	1.00	50	6,835

ECF (4700 LAKE MICHIGAN HOMESITES) 1.500 => TCV of Bldg: 1 = 43,409

Total Estimated True Cash Value of Commercial/Industrial Buildings = 43,409

2022 Est. T.C.V. 006-740-011-00 = 2,130,168

Est. TCV/Total Floor Area = 851.73, Most recent sale 09/23/1976 for 68,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,116,600	1,116,600	1,116,600	377,684	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-51,500	0	0	12,463	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,065,100	1,065,100	1,065,100	390,147	390,147	0	

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45-006-740-012-00	2022 Est. T.C.V.	MCDALD ALAN AGREEMENT OF TRUST
Property Class: 408		7286 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	50.00	525.00	1.2565	0.9607	15000	100		905,355
50 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	905,355

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	11.91	200	50	1,191
D/W/P: 3.5 Concrete	5.70	156	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,691

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 1812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	64		
1 Story	Siding	Crawl Space	140		
1 Story	Siding	Overhang	528		
		Total:		176,918	106,157

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	64	1,631	979
WSEP (1 Story)	260	10,709	6,425
WPP	616	8,901	5,341

Deck

Treated Wood	376	5,422	3,253
Treated Wood	300	4,668	2,801
Treated Wood	525	6,746	4,048

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	704	24,732	14,839
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Totals:	262,760	157,662
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Notes:

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 315,324

2022 Est. T.C.V. 006-740-012-00 = 1,224,370

Est. TCV/Total Floor Area = 675.70, Most recent sale 10/20/2003 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
647,200	647,200	647,200	352,776	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-35,000	0	0	11,641	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
612,200	612,200	612,200	364,417	364,417	364,417	

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Valuation Report

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45-006-740-012-50	2022 Est. T.C.V.	ERDMANN E THOMAS & JULIANN Q
Property Class: 408		7276 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	50.00	515.00	1.2565	0.9552	15000	100	900,147
50 Actual Front Feet, 0.59 Total Acres								900,147
Total Est. Land Value =								900,147

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 843 SF Floor Area = 1203 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	123		
Total:				134,624	87,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WGEF (1 Story)	121	9,531	6,195
WPP	121	2,869	1,865
WCP (1 Story)	40	2,353	1,529

Deck

Treated Wood	105	2,297	1,493
Treated Wood	40	1,383	899
Treated Wood	120	2,550	1,657

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 2 Story	1	6,942	4,512
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Totals: 180,650 117,425

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 234,850

2022 Est. T.C.V. 006-740-012-50 = 1,137,497

Est. TCV/Total Floor Area = 945.55, Most recent sale 08/02/2019 for 1,350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
607,300	607,300	607,300	604,039	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-38,600	0	0	-35,339	0

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Parcel Number: 45-006-740-012-50

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
568,700	568,700	568,700	623,972	568,700	0

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Valuation Report

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45-006-740-013-00	2022 Est. T.C.V.	DEWEY LINDA TRUST & BAUERLE TRUST
Property Class: 408		7228 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	50.00	450.00	1.2565	0.9173	15000	100		864,440
50 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	864,440

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	70	0	0
Wood Frame	25.55	96	50	1,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,726

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	768		
			Total:	122,020	79,308

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	136	8,236	5,353
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Deck

Treated Wood	284	4,513	2,933
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 155,999 101,393

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 202,786

2022 Est. T.C.V. 006-740-013-00 = 1,070,952

Est. TCV/Total Floor Area = 929.65, Most recent sale 02/15/2005 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
576,600	576,600	576,600	168,934	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-41,100	0	5,574	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
535,500	535,500	535,500	174,508	174,508	174,508	

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45-006-740-013-50	2022 Est. T.C.V.	GOULD ANDREW S & BERGLUND VICKI TRU
Property Class: 408		7238 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	50.00	460.00	1.2565	0.9234	15000	100		870,159
50 Actual Front Feet, 0.53 Total Acres							Total Est. Land Value =	870,159

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1600	0	0
D/W/P: 3.5 Concrete	6.56	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 970 SF Floor Area = 2518 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	970		
1 Story	Siding	Overhang	32		
1 Story	Siding	Overhang	788		
Total:				305,779	259,911

Other Additions/Adjustments

Basement Living Area	970	44,969	38,224
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
2 Fixture Bath	1	3,960	3,366

Water/Sewer

2000 Gal Septic	1	9,576	8,140
Water Well, 100 Feet	1	5,403	4,593

Porches

WPP	274	5,570	4,734
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Deck

Treated Wood	192	3,711	3,154
Treated Wood	40	1,464	1,244

Balcony

Wood Balcony	78	3,357	2,853
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	788	40,905	34,769
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Breezeways
Frame Wall

96	7,708	6,552
Totals:	457,755	389,091

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 778,182

2022 Est. T.C.V. 006-740-013-50 = 1,653,341

Est. TCV/Total Floor Area = 656.61, Most recent sale 01/06/2022 for 1,750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
818,300	818,300	818,300	474,661	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
48,200	-39,800	0	48,200	15,663	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
826,700	826,700	826,700	538,524	538,524	538,524	

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45-006-740-014-00	2022 Est. T.C.V.	NICHOLS DIANNE E & FREDERICK D
Property Class: 408		7218 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	400.00	1.0000	0.9249	12000	100		1,109,846
100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =			1,109,846

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.50	83	50	1,141
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,641

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Overhang	44		
		Total:		165,127	90,819

Other Additions/Adjustments

Recreation Room	458	7,662	4,214
Basement, Outside Entrance, Below Grade	1	2,215	1,218

Plumbing

Average Fixture(s)	1	1,277	702
3 Fixture Bath	1	4,020	2,211

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

CCP (1 Story)	117	2,809	1,545
WPP	45	1,708	939
WPP	321	4,680	2,574

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals: 206,761 113,717

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 227,434

2022 Est. T.C.V. 006-740-014-00 = 1,340,921

Est. TCV/Total Floor Area = 1081.39

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
644,800	644,800	644,800	514,504	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,700	0	16,978	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
670,500	670,500	670,500	531,482	531,482	531,482

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DB: 2022Ga

45-006-740-015-00	2022 Est. T.C.V.	CANFIELD MARY BETH
Property Class: 408		7190 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	360.00	0.9858	0.8579	15000	100	1,268,620
100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								1,268,620

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.88	187	50	2,981
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				10,481

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 1281 SF Floor Area = 2666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,281		
1 Story	Siding	Overhang	168		
1 Story	Siding	Overhang	256		
Total:				429,911	343,905

Other Additions/Adjustments

Basement Living Area	1200	60,732	48,586
Basement, Outside Entrance, Below Grade	1	3,684	2,947

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235
2 Fixture Bath	1	6,029	4,823
Separate Shower	1	2,749	2,199

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

WPP	54	2,620	2,096
WPP	170	5,076	4,061
WPP	221	5,854	4,683
WPP	77	3,196	2,557

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	336	26,934	21,547
Common Wall: 1 Wall	1	-3,154	-2,523
Door Opener	1	662	530

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Exterior 2 Story	1	10,196	8,157
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Totals: 583,280 466,601

Notes:

Parcel Number: 45-006-740-015-00

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 933,202

2022 Est. T.C.V. 006-740-015-00	=	2,212,303				
Est. TCV/Total Floor Area = 829.82, Most recent sale 11/01/2011 for 1,495,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,148,400	1,148,400	1,148,400	803,065	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-42,200	0	0	26,501	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,106,200	1,106,200	1,106,200	829,566	829,566		0

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45-006-740-016-00	2022 Est. T.C.V.	WEBSTER RICHARD A & GAIL R &
Property Class: 408		7176 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	400.00	0.9858	0.8855	15000	100	1,309,359
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,309,359

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1579 SF Floor Area = 1579 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,467			
1 Story	Siding	Crawl Space	112			*96% Good
Total:				172,858	108,000	

Other Additions/Adjustments

Plumbing

Extra Toilet	1	1,318	791
Separate Shower	1	1,176	706

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CPP	260	3,762	2,257
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Deck

Treated Wood	128	2,673	2,566	*96% Good
Treated Wood	650	7,755	4,653	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Door Opener	2	946	568
Base Cost	196	8,518	5,111

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,462	20,604	*96% Good
Door Opener	2	946	908	

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Wood Stove	1	2,208	1,325
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Totals: 235,250 154,465

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 308,930

2022 Est. T.C.V. 006-740-016-00	=	1,623,289
Est. TCV/Total Floor Area = 1028.05		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	878,300		878,300	878,300	272,372	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-66,700	0	0	8,988	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	811,600		811,600	811,600	281,360	281,360	281,360

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45-006-740-017-00	2022 Est. T.C.V.	PAYNE SHIMANEK KATHLEEN
Property Class: 408		7154 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	406.67	0.9858	0.8899	15000	100		1,315,871
100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	1,315,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1621 SF Floor Area = 2461 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	840		
1 Story	Siding	Crawl Space	781		
		Total:		324,720	227,302

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,176
Plumbing			
3 Fixture Bath	2	11,822	8,275
Water/Sewer			
1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782
Porches			
CPP	70	1,645	1,151
WPP	480	8,962	6,273
Deck			
Treated Wood	100	2,348	1,644
Treated Wood	100	2,348	1,644

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	598	28,525	19,967
Common Wall: 1 Wall	1	-2,697	-1,888
Door Opener	2	1,182	827

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Prefab 2 Story	1	3,921	2,745
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Totals: 399,604 279,719

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 559,438

2022 Est. T.C.V. 006-740-017-00 = 1,877,809

Parcel Number: 45-006-740-017-00

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Est. TCV/Total Floor Area = 763.03

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
995,100	995,100	995,100	338,273	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-56,200	0	0	11,163	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
938,900	938,900	938,900	349,436	349,436	349,436	

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Valuation Report

DB: 2022Ga

45-006-740-017-50	2022 Est. T.C.V.	KONOLD PHYLLIS A
Property Class: 401		7058 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	324.56	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	24.18	8	50	96
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,596

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1074 SF Floor Area = 1342 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,074		
Total:				138,949	90,317

Other Additions/Adjustments

Exterior					
Stone Veneer		8	263	171	

Plumbing					
Average Fixture(s)		1	1,277	830	

Water/Sewer					
1000 Gal Septic		1	4,209	2,736	
Water Well, 100 Feet		1	5,025	3,266	

Porches					
CCP (1 Story)		27	783	509	
WSEP (1 Story)		294	11,642	7,567	

Deck					
Treated Wood		31	1,190	773	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		286	12,121	7,879	
Common Wall: 1/2 Wall		1	-957	-622	
Door Opener		1	473	307	

Built-Ins

Appliance Allow.		1	2,394	1,556	
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Fireplaces

Interior 1 Story		1	4,619	3,002	
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Totals: 181,988 118,291

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 195,180

2022 Est. T.C.V. 006-740-017-50	=	307,776
Est. TCV/Total Floor Area = 229.34		

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	143,200		143,200	143,200	77,620	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,700	0	0	2,561	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	153,900		153,900	153,900	80,181	80,181	80,181

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45-006-740-018-00	2022 Est. T.C.V.	SMITH SUZANNE H
Property Class: 408		7044 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	700.00	0.9858	1.0473	15000	100	1,548,710
100 Actual Front Feet, 1.61 Total Acres							Total Est. Land Value =	1,548,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool
Ground Area = 2824 SF Floor Area = 4236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,824		
			Total:	619,374	433,561

Other Additions/Adjustments

Exterior					
Brick Veneer		160	3,085		2,159
Basement, Outside Entrance, Below Grade		1	3,684		2,579

Plumbing					
Average Fixture(s)		1	2,867		2,007
3 Fixture Bath		3	27,132		18,992

Water/Sewer					
2000 Gal Septic		1	10,315		7,220
Water Well, 100 Feet		1	5,664		3,965

Porches					
CCP (1 Story)		98	3,385		2,369
WPP		816	16,442		11,509

Deck					
Treated Wood		100	2,451		1,716

Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		948	54,927		38,449
Common Wall: 1 Wall		1	-3,154		-2,208
Door Opener		2	1,324		927

Built-Ins					
Appliance Allow.		1	5,926		4,148
Oven		1	2,167		1,517
Standard Range		1	1,708		1,196
Trash Compactor		1	1,022		715

Fireplaces					
Interior 2 Story		1	8,308		5,816

Totals: 766,627 536,637

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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,073,274

2022 Est. T.C.V. 006-740-018-00	=	2,626,984
Est. TCV/Total Floor Area = 620.16		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
1,409,800 1,409,800 1,409,800	602,672	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -96,300 0	0	19,888 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,313,500 1,313,500 1,313,500	622,560	622,560 622,560

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45-006-740-019-00	2022 Est. T.C.V.	GLEN ARBOR FAMILY PROPERTY LLC
Property Class: 408		7040 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	100.00	680.00	0.9858	1.0383	15000	100		1,535,301
100 Actual Front Feet,	1.56	Total Acres			Total Est. Land Value =			1,535,301

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 2924 SF Floor Area = 6333 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,119		
2 Story	Siding	Crawl Space	638		
2 Story	Siding	Crawl Space	644		
1 Story	Siding	Crawl Space	523		
1 Story	Siding	Overhang	1008		
		Total:		1,254,169	940,624

Other Additions/Adjustments

Exterior				
Stone Veneer	204	10,125	7,594	

Plumbing				
Average Fixture(s)	1	3,547	2,660	
3 Fixture Bath	2	22,344	16,758	
2 Fixture Bath	2	14,896	11,172	

Water/Sewer				
1000 Gal Septic	1	5,822	4,366	
Water Well, 100 Feet	1	6,013	4,510	

Garages

Class: A Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	1008	72,001	54,001	
Common Wall: 1 Wall	1	-3,299	-2,474	
Door Opener	2	1,490	1,117	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	384	16,374	12,280	
Door Opener	1	473	355	

Built-Ins

Appliance Allow.	2	16,731	12,548	
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Fireplaces

Interior 2 Story	1	9,411	7,058	
Exterior 1 Story	1	9,644	7,233	

Totals: 1,439,741 1,079,802

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 2,159,604

2022 Est. T.C.V. 006-740-019-00	=	3,694,905
Est. TCV/Total Floor Area = 583.44, Most recent sale 06/28/1996 for 475,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
1,961,500 1,961,500 1,961,500 614,775 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -114,000 0 0 20,287 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 45-006-740-019-00			Page: 2		
1,847,500	1,847,500	1,847,500	635,062	635,062	0

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45-006-740-020-00	2022 Est. T.C.V.	RINGLEVER BRENDAN E & KIMBERLY A
Property Class: 402		W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBORPINES	1100	100.00	380.00	1.0000	1.0000	1100	100
100 Actual Front Feet,	0.87	Total Acres				Total Est. Land Value =	
							110,000

2022 Est. T.C.V. 006-740-020-00 = 110,000

Est. TCV/Total Floor Area = 17.37, Most recent sale 06/02/2020 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	55,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	56,815	55,000	0	

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45-006-740-021-00	2022 Est. T.C.V.	MACADDINO GARY J & COLLEEN T TRUST
Property Class: 401		7440 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	281.43	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
1.5 Story	Siding	Slab	400		
Total:				195,164	165,902

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	3	6,644	5,647
Plumbing			
3 Fixture Bath	1	4,020	3,417
Water/Sewer			
1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271
Porches			
WPP	152	3,365	2,860
WPP	184	3,772	3,206
WCP (1 Story)	20	1,306	1,110
WCP (1 Story)	20	1,306	1,110

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,670	20,119
Storage Over Garage	384	4,566	3,881
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
Totals:		255,914	217,538

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 358,938

2022 Est. T.C.V. 006-740-021-00 = 473,938

Est. TCV/Total Floor Area = 282.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
217,300	217,300	217,300	126,262	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	4,166	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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237,000	237,000	237,000	130,428	130,428	130,428
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45-006-740-022-00	2022 Est. T.C.V.	KAUSLER FAMILY SLEEPING BEAR
Property Class: 402		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBORPINES	1100	100.00	300.04	1.0000	1.0000	1100	100
100 Actual Front Feet, 0.69 Total Acres							
						Total Est. Land Value =	

2022 Est. T.C.V. 006-740-022-00	=	110,000
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Est. TCV/Total Floor Area = 65.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
55,000	55,000	55,000	26,915	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	888	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
55,000	55,000	55,000	27,803	27,803	0		

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45-006-740-023-00	2022 Est. T.C.V.	RIGOTTI & DOW FAMILY TRUST
Property Class: 402		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100
100 Actual Front Feet,	0.69	Total Acres				Total Est. Land Value =	
							110,000

2022 Est. T.C.V. 006-740-023-00 = 110,000

Est. TCV/Total Floor Area = 65.48, Most recent sale 06/25/2014 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	55,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	56,815	55,000	0	

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45-006-740-024-00	2022 Est. T.C.V.	RIGOTTI & DOW FAMILY TRUST
Property Class: 401		7381 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.69 Total Acres								110,000
Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,618

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 987 SF Floor Area = 1115 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	512		
1 Story	Siding	Crawl Space	475		
Total:				136,076	88,450

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	830	
Water/Sewer				
1000 Gal Septic	1	4,209	2,736	
Water Well, 100 Feet	1	5,025	3,266	

Porches				
WSEP (1 Story)	260	10,709	6,961	

Deck				
Treated Wood	160	3,094	2,011	

Built-Ins				
Appliance Allow.	1	2,394	1,556	

Fireplaces				
Interior 2 Story	1	5,751	3,738	

Totals: 168,535 109,548

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCv: 180,754

2022 Est. T.C.V. 006-740-024-00 = 293,372

Est. TCv/Total Floor Area = 263.11

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,700	136,700	136,700	78,182	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	2,580	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,700	146,700	146,700	80,762	80,762	0	

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45-006-740-025-00	2022 Est. T.C.V.	HUGHES SARA M & FRAIKIN JEAN-LUC
Property Class: 401		7345 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.69 Total Acres								
Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.93	100	50	1,596
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,096

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 706 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	706		
Total:				151,674	106,171

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Deck

Treated Wood	112	2,565	1,795
Treated Wood	73	1,970	1,379
Treated Wood	112	2,565	1,795

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Wood Stove	1	3,195	2,236
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Totals: 183,479 128,433

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 211,914

2022 Est. T.C.V. 006-740-025-00 = 325,010

Est. TCV/Total Floor Area = 262.95, Most recent sale 11/13/2020 for 415,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,800	150,800	150,800	150,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	4,976	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,500	162,500	162,500	155,776	155,776	0

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45-006-740-026-00	2022 Est. T.C.V.	KAUSLER FAMILY SLEEPING BEAR
Property Class: 402		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								110,000

2022 Est. T.C.V. 006-740-026-00 = 110,000

Est. TCV/Total Floor Area = 89.00, Most recent sale 06/29/1998 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	51,568	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,701	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	53,269	53,269	0

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45-006-740-027-00	2022 Est. T.C.V.	DRAGT DIRK H & SUSAN M
Property Class: 401		7303 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100 110,000
100 Actual Front Feet, 0.69 Total Acres					Total Est.	Land Value = 110,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.45	70	50	1,031
Wood Frame	33.95	20	50	339

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,870

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 676 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	676		
Total:				158,638	106,294

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	856
3 Fixture Bath	1	4,020	2,693

Water/Sewer

1000 Gal Septic	1	4,209	2,820
Water Well, 100 Feet	1	5,025	3,367

Porches

WPP	634	9,161	6,138
WPP	634	9,161	6,138

Built-Ins

Appliance Allow.	1	2,394	1,604
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Fireplaces

Interior 2 Story	1	5,751	3,853
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Deck

w/Roof (Roof portion)	300	4,008	2,685
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Totals: 203,644 136,448

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 225,139

2022 Est. T.C.V. 006-740-027-00 = 338,009

Est. TCV/Total Floor Area = 250.01, Most recent sale 08/20/2004 for 309,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,600	156,600	156,600	124,467	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,400	0	0	4,107	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,000	169,000	169,000	128,574	128,574	0

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45-006-740-028-00	2022 Est. T.C.V.	STIEMANN DEBORAH & TERRENCE J
Property Class: 401		7300 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * AT SUBDIVISION ENTERANCE								
<Site Value B> GROUP B 100K					100000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	382	0	0
D/W/P: 4in Ren. Conc.	7.08	836	0	0
D/W/P: 3.5 Concrete	5.70	111	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 2109 SF Floor Area = 3514 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,109		
1 Story	Siding	Overhang	351		
Total:				367,800	294,213

Other Additions/Adjustments

Recreation Room	1500	25,095	12,547
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Exterior			
Stone Veneer	168	5,517	4,414

Plumbing			
Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	3	12,059	9,647
2 Fixture Bath	1	2,690	2,152

Water/Sewer			
1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches			
CCP (1 Story)	75	1,883	1,506
WPP	367	5,344	4,275

Deck			
Treated Wood	378	5,443	4,354

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	701	29,800	23,840
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	2	946	757

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

2nd on Same Stack	1	3,776	3,021
Exterior 2 Story	1	6,942	5,554

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Direct-Vented Gas	1	2,614	2,091	
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		483,490	379,836	

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 626,729

2022 Est. T.C.V. 006-740-028-00	=	729,229
Est. TCV/Total Floor Area = 207.52, Most recent sale 06/11/2015 for 550,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
330,400 330,400 330,400 311,965 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 34,200 0 0 10,294 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
364,600 364,600 364,600 322,259 322,259 0		

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45-006-740-029-00	2022 Est. T.C.V.	BLAIR JOY A
Property Class: 401		7168 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *		AT SUBDIVISION ENTERANCE	
Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
<Site Value B> GROUP B 100K			100000 100 100,000
85 Actual Front Feet, 0.58 Total Acres			Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
1 Story	Siding	Slab	576		
Total:				110,237	61,732

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,689	2,066
Water Well, 100 Feet	1	4,764	2,668

Porches

CPP	56	978	548
WGEP (1 Story)	78	5,947	3,330

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	399	11,375	6,370
Common Wall: 1 Wall	1	-1,595	-893

Built-Ins

Appliance Allow.	1	1,418	794
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Fireplaces

Interior 1 Story	1	3,573	2,001
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Totals: 140,386 78,616

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 129,716

2022 Est. T.C.V. 006-740-029-00 = 231,216

Est. TCV/Total Floor Area = 178.41, Most recent sale 02/20/1997 for 129,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
108,500	108,500	108,500	56,847	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	1,875	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
115,600	115,600	115,600	58,722	58,722 58,722

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45-006-740-030-00	2022 Est. T.C.V.	COLOMBO CHARLES G TRUST
Property Class: 401		7143 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES 1100	86.00	306.00	1.0000	1.0000	1100	100		94,600
86 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	94,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	250	50	3,837
D/W/P: Asphalt Paving	3.12	1360	0	0
Wood Frame	32.70	96	50	1,569

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,406

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2222 SF Floor Area = 2222 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,222		
			Total:	294,193	220,644

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	67	4,180	3,135
WPP	52	2,286	1,714

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	557	32,089	24,067
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	3	1,773	1,330
Base Cost	1064	42,251	31,688

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Deck

w/Roof (Roof portion)	44	1,009	757
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Totals: 400,357 300,266

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 495,439

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2022	Est. T.C.V.	006-740-030-00	=	600,445		
Est. TCV/Total Floor Area = 270.23, Most recent sale 06/20/2001 for 328,120						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	272,800	272,800	272,800	205,169	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,400	0	0	6,770	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	300,200	300,200	300,200	211,939	211,939	0

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45-006-740-031-00	2022 Est. T.C.V.	ROSENBERG WILLIAM G & PAMELA J TRTS
Property Class: 401		7105 W ARBOR PINES DR
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	306.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.70 Total Acres								110,000
Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.05	460	0	0
D/W/P: Asphalt Paving	3.12	570	0	0
D/W/P: Asphalt Paving	3.12	688	0	0
D/W/P: Patio Blocks	16.32	83	0	0
Fencing: Wire Mesh, #11	2.96	375	50	555
Wood Frame	31.93	100	50	1,596

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,151

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 1798 SF Floor Area = 2268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,798		
1 Story	Siding	Overhang	8		
1 Story	Siding	Overhang	12		
Total:				327,022	261,617

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,487
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	44	3,088	2,470
WPP	30	1,543	1,234
WPP	493	9,204	7,363

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	462	21,806	17,445
Common Wall: 1 Wall	1	-2,294	-1,835
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
Direct-Vented Gas	1	3,805	3,044

Totals: 392,556 314,044

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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 518,173

2022 Est. T.C.V. 006-740-031-00	=	635,324
Est. TCV/Total Floor Area = 280.13, Most recent sale 04/26/2007 for 484,800		
2021 Assessed	MBOR	S.E.V.
289,100	289,100	289,100
		213,323
		3.30
2022 New Eq. Adjustment	Loss	Additions
0	28,600	0
		7,039
2022 Assessed	MBOR	S.E.V.
317,700	317,700	317,700
		220,362
		220,362
		0

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45-006-740-032-00	2022 Est. T.C.V.	DEVLIN JAMES L & BARBARA A
Property Class: 401		7088 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.69 Total Acres								
Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 818 SF Floor Area = 1651 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	818		
1 Story	Siding	Overhang	15		
Total:				225,477	180,381

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WCP (1 Story)	32	2,420	1,936
WPP	29	1,501	1,201

Deck

Treated Wood	150	3,138	2,510
Treated Wood	192	3,711	2,969

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	21,612	17,290
Storage Over Garage	100	1,555	1,244
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals: 286,699 229,359

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 378,442

2022 Est. T.C.V. 006-740-032-00 = 493,442

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Est. TCV/Total Floor Area = 298.87, Most recent sale 11/05/2001 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
225,900	225,900	225,900	135,537	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,800	0	0	4,472	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
246,700	246,700	246,700	140,009	140,009	0	

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45-006-740-033-00	2022 Est. T.C.V.	WEBSTER RICHARD A & GAIL R &
Property Class: 402		W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
ARBORPINES	1100	100.00	300.00	1.0000	1.0000	1100	100
100 Actual Front Feet,	0.69	Total Acres				Total Est. Land Value =	
							110,000

2022 Est. T.C.V. 006-740-033-00	=	110,000
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Est. TCV/Total Floor Area = 66.63

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	26,915	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	888	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	27,803	27,803	0

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45-006-740-034-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4127			14.483 Acres		42,000	100		608,286
		14.48	Total Acres				Total Est. Land Value =	608,286

2022 Est. T.C.V. 006-740-034-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-740-056-00	2022 Est. T.C.V.	GLEN ARBOR FAMILY PROPERTY LLC
Property Class: 401		6981 W HARBOR HWY
Map #: 28,56	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.88	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1394 SF Floor Area = 2091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,394		
			Total:	282,907	268,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	2	11,822	11,231

Water/Sewer

2000 Gal Septic	1	9,576	9,097
Water Well, 100 Feet	1	5,403	5,133

Porches

WCP (1 Story)	388	14,608	13,878
WSEP (1 Story)	173	10,186	9,677
WPP	249	5,441	5,169

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	567	8,817	8,376
Door Opener	2	1,182	1,123
Base Cost	1027	48,598	46,168

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
Raised Hearth	1	593	563

Totals: 407,624 387,242

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 638,949

2022 Est. T.C.V. 006-740-056-00 = 747,437

Est. TCV/Total Floor Area = 357.45, Most recent sale 09/21/2012 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
338,700	338,700	338,700	264,442	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	35,000	0	0	8,726	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
373,700	373,700	373,700	273,168	273,168	0

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45-006-740-057-00	2022 Est. T.C.V.	POWELL MARY CATHERINE TRUST
Property Class: 402		W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

		* Factors *		1 LOT				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								105,988

2022 Est. T.C.V. 006-740-057-00 = 105,988

Est. TCV/Total Floor Area = 50.69, Most recent sale 03/04/2008 for 165,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
53,000	53,000	53,000	51,311	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,689	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	53,004	53,000	0

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45-006-740-058-01	2022 Est. T.C.V.	POWELL MARY CATHERINE TRUST
Property Class: 402		W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100	
100 Actual Front Feet,	0.69	Total Acres			Total Est. Land Value =		
							Value
							105,988
							105,988

2022 Est. T.C.V. 006-740-058-01	=	105,988
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Est. TCV/Total Floor Area = 50.69

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	51,311	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,689	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	53,004	53,000	0	

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45-006-740-060-01	2022 Est. T.C.V.	POWELL MARY CATHERINE TRUST
Property Class: 402		W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100	
100 Actual Front Feet,	0.69	Total Acres			Total Est. Land Value =		
							Value
							105,988
							105,988

2022 Est. T.C.V. 006-740-060-01 = 105,988

Est. TCV/Total Floor Area = 50.69

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	51,311	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,689	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	53,004	53,000	0	

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45-006-740-061-00	2022 Est. T.C.V.	KIMPSTON MARTIN J & STACY A
Property Class: 401		6925 W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100	
100 Actual Front Feet,	0.69	Total Acres			Total Est.	Land Value =	
							Value
							105,988
							105,988

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 1331 SF Floor Area = 1331 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,331		
			Total:	176,892	175,124

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-5,911	-5,852

Water/Sewer					
1000 Gal Septic			1	4,877	4,828
Water Well, 50 Feet			1	2,527	2,502

Porches					
WPP			65	2,627	2,601

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 643 30,002 29,702

Built-Ins

Appliance Allow.			1	3,439	3,405
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Fireplaces

Prefab 1 Story			1	3,172	3,140
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Totals: 217,625 215,450

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 355,492
40% Completed => Est. True Cash Value 2022 = 142,197

2022 Est. T.C.V. 006-740-061-00 = 248,185

Est. TCV/Total Floor Area = 186.47, Most recent sale 03/13/2019 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	53,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
71,100	0	0	71,100	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,100	124,100	124,100	125,849	124,100	0	

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45-006-740-063-00	2022 Est. T.C.V.	MARCIAL RANDALL & JUNE
Property Class: 401		6909 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est.		Land Value =	105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	70	0	0
Fencing: Vnyl, Solid, 6'	35.02	100	0	0
D/W/P: 3.5 Concrete	5.70	131	0	0
D/W/P: Asphalt Paving	2.68	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				3,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 2686 SF Floor Area = 2686 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,686		
			Total:	268,606	161,172

Other Additions/Adjustments

Exterior

Brick Veneer	110	1,636	982
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Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	2	8,039	4,823

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

CCP (1 Story)	56	1,443	866
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Deck

Treated Wood	171	3,230	1,938
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	589	21,793	13,076
Common Wall: 1/2 Wall	1	-1,162	-697
Door Opener	1	473	284

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 325,598 196,417

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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 324,088

2022 Est. T.C.V. 006-740-063-00	=	433,076			
Est. TCV/Total Floor Area = 161.23, Most recent sale 08/03/2018 for 348,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
198,900	198,900	198,900	191,256	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	6,311	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
216,500	216,500	216,500	197,567	197,567	197,567

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45-006-740-064-00	2022 Est. T.C.V.	ISABELL JAMES B TRUST
Property Class: 401		6897 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.50	1080	0	0
D/W/P: 4in Concrete	5.61	45	0	0
Wood Frame	19.93	170	50	1,694

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,194

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1354 SF Floor Area = 1354 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,149		
1 Story	Siding	Crawl Space	205		
		Total:		132,577	79,546

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
2 Fixture Bath	1	2,246	1,348

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

CGEP (1 Story)	196	9,398	5,639
WCP (1 Story)	184	5,910	3,546
CCP (1 Story)	132	2,872	1,723

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	431	13,999	8,399
Common Wall: 1 Wall	1	-1,770	-1,062
Door Opener	1	420	252

Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Interior 1 Story	1	4,067	2,440
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Totals: 181,273 108,763

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 179,459

2022 Est. T.C.V. 006-740-064-00 = 288,641

Est. TCV/Total Floor Area = 213.18, Most recent sale 04/04/2014 for 230,000

2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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2022	134,400	134,400	134,400	127,814	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	4,217	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	144,300	144,300	144,300	132,031	132,031	0

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45-006-740-065-00	2022 Est. T.C.V.	SEYMOUR FRANCIS P & MARY P FEELEY
Property Class: 401		6879 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.89	1080	0	0
D/W/P: 3.5 Concrete	5.33	192	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1308 SF Floor Area = 1308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,308		
			Total:	128,670	77,202

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

2000 Gal Septic	1	7,891	4,735
Water Well, 100 Feet	1	4,880	2,928

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	336	11,925	7,155
Common Wall: 1 Wall	1	-1,770	-1,062
Door Opener	1	420	252

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	18,147	10,888
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Wood Stove	1	1,859	1,115
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Deck

w/Roof (Roof portion)	78	1,164	698
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Totals: 179,263 107,557

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 177,469

2022 Est. T.C.V. 006-740-065-00 = 284,957

Est. TCV/Total Floor Area = 217.86, Most recent sale 03/21/2014 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,700	124,700	124,700	118,079	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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9,000	8,800	0	9,000	3,896	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,500	142,500	142,500	130,975	130,975	130,975

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45-006-740-066-00	2022 Est. T.C.V.	HAZELTON ROSS W & VERONICA L
Property Class: 401		6861 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1200	0	0
Wood Frame	19.57	396	50	3,875

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2224 SF Floor Area = 2224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,224		
			Total:	244,396	156,433

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
3 Fixture Bath	1	4,020	2,573

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Door Opener	1	473	303
Base Cost	168	7,594	4,860

Built-Ins

Appliance Allow.	1	2,394	1,532
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Fireplaces

Interior 1 Story	1	4,619	2,956
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Totals: 274,007 175,384

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 289,384

2022 Est. T.C.V. 006-740-066-00 = 401,747

Est. TCV/Total Floor Area = 180.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,800	184,800	184,800	75,784	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,100	0	2,500	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,900	200,900	200,900	78,284	78,284	78,284	

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45-006-740-067-00	2022 Est. T.C.V.	HILTON RICHARD G & CAROL R
Property Class: 401		6843 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100	105,988
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	375	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2254 SF Floor Area = 2254 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,050		
1 Story	Siding	Slab	204		
Total:				246,507	157,767

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	817
3 Fixture Bath	1	4,020	2,573

Water/Sewer

1000 Gal Septic	1	4,209	2,694
Water Well, 100 Feet	1	5,025	3,216

Porches

CCP (1 Story)	224	5,015	3,210
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Deck

Treated Wood	156	3,044	1,948
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Door Opener	1	473	303
Base Cost	238	10,343	6,620

Built-Ins

Appliance Allow.	1	2,394	1,532
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Fireplaces

Wood Stove	1	2,208	1,413
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Totals: 284,515 182,093

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 300,453

2022 Est. T.C.V. 006-740-067-00 = 407,941

Est. TCV/Total Floor Area = 180.99, Most recent sale 08/27/2001 for 35,365

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,500	187,500	187,500	120,333	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	16,500	0	0	3,970	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,000	204,000	204,000	124,303	124,303	124,303

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45-006-740-068-00	2022 Est. T.C.V.	TURNER LEAH H & CHRISTIAN
Property Class: 401		6837 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	100.00	300.00	1.0000	0.9635	1100	100		105,988
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	484	0	0
D/W/P: 4in Concrete	6.03	195	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 2090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,240		
1 Story	Siding	Overhang	230		
Total:				230,469	228,166

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980
2 Fixture Bath	1	2,690	2,663

Water/Sewer

2000 Gal Septic	1	8,364	8,280
Water Well, 50 Feet	1	2,324	2,301

Porches

WCP (1 Story)	129	5,062	5,011
WCP (1 Story)	221	7,379	7,305

Deck

Treated Wood	57	1,645	1,629
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	506	23,610	23,374
Common Wall: 2 Wall	1	-4,647	-4,601
Door Opener	1	473	468

Built-Ins

Appliance Allow.	1	2,394	2,370
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Fireplaces

Prefab 1 Story	1	2,242	2,220
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Totals: 287,302 284,430

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 469,310

2022 Est. T.C.V. 006-740-068-00 = 580,298

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Est. TCV/Total Floor Area = 277.65, Most recent sale 08/19/1986 for 13,110

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,400	264,400	264,400	230,448	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,700	0	0	7,604	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,100	290,100	290,100	238,052	238,052	238,052	

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45-006-740-069-00	2022 Est. T.C.V.	TURNER CHRISTIAN & LEAH &
Property Class: 401		6815 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
SOSIDE-109\$1100	67.00	300.00	1.0000	0.9635	1100	100	71,012
SOSIDE-109\$1100	33.00	300.00	1.0000	0.9635	1100	100	34,976
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		105,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 664 SF Floor Area = 664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	664		
Total:				79,760	51,845

Other Additions/Adjustments

Exterior			
Brick Veneer	64	952	619

Plumbing			
Average Fixture(s)	1	1,277	830

Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches			
CCP (1 Story)	200	4,552	2,959
Foundation: Shallow	200	-1,156	-751

Deck			
Treated Wood	168	3,195	2,077

Built-Ins			
Appliance Allow.	1	2,394	1,556

Totals: 100,208 65,137

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 107,476

2022 Est. T.C.V. 006-740-069-00 = 214,964

Est. TCV/Total Floor Area = 323.74, Most recent sale 05/21/2021 for 354,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,000	91,000	91,000	85,067	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,600	4,900	0	11,600	10,833	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,500	107,500	107,500	99,474	107,500	0	

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SMITH RONALD D
6797 W HARBOR HWY
GLEN ARBOR, MI 49636

#70 & W1/2 OF # 71

Total Estimated Land Improvements True Cash Value = 2,500

Est. TCV/Total Floor Area = 337.90, Most recent sale 04/07/2000 for 187,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	172,000		172,000	172,000	143,773	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		13,200	0	0	4,744	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,200		185,200	185,200	148,517	148,517	148,517

DB: 2022Ga

45-006-740-072-00	2022 Est. T.C.V.	FIRST CHURCH OF CHRIST
Property Class: 201		6753 W HARBOR HWY
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109	\$1100	190.00	300.00	0.9378	0.9635	1100	100	188,857
190 Actual Front Feet, 1.31 Total Acres						Total Est. Land Value =		188,857

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014

Costs are taken from the Auditoriums cost schedules.

```
<<<<           Calculator Cost Computations           >>>>
```

Class: C Quality: Average

Stories: 1 Story Height: 8 Perimeter: 225

Base Rate for Upper Floors = 108.14

(10) Heating system: Package Heating & Cooling	Cost/SqFt: 19.62	100%
--	------------------	------

Adjusted Square Foot Cost for Upper Floors = 127.76

Total Floor Area: 3,124 Base Cost New of Upper Floors = 399,122

Reproduction/Replacement Cost = 399,122

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 203,552

```
<<<<< Segregated Cost Computations >>>>>
```

Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

Item Description	Cost		# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.	

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 284,973

Replacement Cost/Floor Area= 127.76 Est. TCV/Floor Area= 91.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 284,973

2022 Est. T.C.V. 006-740-072-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0	0	0	0	0	0

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DB: 2022Ga

45-006-740-073-01	2022 Est. T.C.V.	BIG DIPPER 586 LLC
Property Class: 201		6675 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	50.00	325.00	1.0000	0.0000	0	100*		0
2122 COMME \$8.00/SQFT		16248	SqFt	8.00000	100			129,983

* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 129,983

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.29	4429	50	5,071
Total Estimated Land Improvements True Cash Value =				5,071

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 170

Overall Building Height: 8

Base Rate for Upper Floors = 81.79

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.99 100%

Adjusted Square Foot Cost for Upper Floors = 104.78

Total Floor Area: 1,380 Base Cost New of Upper Floors = 144,596

Reproduction/Replacement Cost = 144,596

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 107,001

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 149,801

Replacement Cost/Floor Area= 104.78 Est. TCV/Floor Area= 108.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 149,801

2022 Est. T.C.V. 006-740-073-01 = 284,855

Est. TCV/Total Floor Area = 206.42, Most recent sale 04/29/2016 for 276,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,100	145,100	145,100	142,974	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	-574	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,400	142,400	142,400	147,692	142,400	0	

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Valuation Report

DB: 2022Ga

45-006-740-073-10	2022 Est. T.C.V.	HAMILTON JILL & THOMASMA DAVID
Property Class: 201		6671 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	83.32	140.99	1.0000	0.0000	0	100*		0
2122 COMME \$6.00/SQFT		11761 SqFt	6.00000	100				70,567
* denotes lines that do not contribute to the total acreage calculation.								
83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								70,567

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.93	608	50	586

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	93	100		0
SEPTIC TANK 1000 GAL	0.00	1	93	100		0
DRAIN FIELD	0.00	1	93	100		0
WOOD DECKS	5.25	483	50	100		1,268
Total Estimated Land Improvements True Cash Value =						1,854

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool
Ground Area = 1643 SF Floor Area = 1811 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,643		
1 Story	Siding	Overhang	168		
Total:				229,985	160,982

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WGEP (1 Story)	264	15,851	11,096
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Deck

Treated Wood	329	4,968	3,478
Treated Wood	48	1,497	1,048

Built-Ins

Appliance Allow.	1	2,394	1,676
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Totals: 269,226 188,451

Notes:

ECF (2201 COMMERCIAL) 1.650 => TCV: 310,944

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991

Description of Occupancy: ART STUDIO

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 132

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Overall Building Height: 8

Base Rate for Upper Floors = 79.65

Storage Basement Basement, Base Rate for Basement = 51.28

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.18 100%

Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.93

Adjusted Square Foot Cost for Upper Floors = 99.83

Adjusted Square Foot Cost for Basement = 56.21

Total Floor Area: 890

Base Cost New of Upper Floors = 88,848

Basement Area: 890

Base Cost New of Basement = 50,027

Reproduction/Replacement Cost = 138,875

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 94,435

ECF (2201 COMMERCIAL)

1.400 => TCV of Bldg: 1 = 132,209

Replacement Cost/Floor Area= 156.04

Est. TCV/Floor Area= 148.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 132,209

2022 Est. T.C.V. 006-740-073-10 = 515,574

Est. TCV/Total Floor Area = 190.88, Most recent sale 03/02/2012 for 325,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,200	251,200	251,200	245,602	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	8,104	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,800	257,800	257,800	253,706	253,706	164,909	

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Valuation Report

DB: 2022Ga

45-006-740-074-00	2022 Est. T.C.V.	VAVRA DAVID S
Property Class: 401		6697 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109\$1100	116.15	284.04	0.9851	0.9583	1100	100		120,614
116 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	120,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1100	0	0
D/W/P: Patio Blocks	13.51	144	0	0
D/W/P: 3.5 Concrete	5.70	133	0	0
Metal Prefab	17.87	80	50	715

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,215

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1760 SF Floor Area = 3180 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,420		
1 Story	Siding	Crawl Space	340		
		Total:		327,158	278,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WSEP (1 Story)	153	7,179	6,102
WCP (1 Story)	189	6,696	5,692
WCP (1 Story)	16	1,045	888

Deck

Treated Wood	353	5,200	4,420
Treated Wood	58	1,662	1,413
Treated Wood	40	1,383	1,176

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	991	31,781	27,014
Storage Over Garage	247	2,937	2,496
Common Wall: 1/2 Wall	1	-1,162	-988
Door Opener	2	946	804

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Prefab 2 Story	1	2,742	2,331
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Breezeways

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Frame Wall	346	20,604	17,513
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Totals:	429,115	364,769
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Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 601,869

2022 Est. T.C.V. 006-740-074-00 = 725,698

Est. TCV/Total Floor Area = 228.21, Most recent sale 12/06/2011 for 435,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
329,800	329,800	329,800	246,504	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,000	0	0	8,134	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
362,800	362,800	362,800	254,638	254,638	0

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45-006-740-075-01	2022 Est. T.C.V.	SUTHERLAND MARY W
Property Class: 401		5959 S FOREST HAVEN DR
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	100.00	300.00	1.0000	1.0000	700	100		70,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.35	64	50	971
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				2,396

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2155 SF Floor Area = 2155 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,155		
Total:				226,498	158,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,554	1,788
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	27	1,787	1,251
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Deck

Treated Wood	261	4,267	2,987
Treated Wood	120	2,550	1,785
Treated Wood	72	1,851	1,296

Built-Ins

Appliance Allow.	2	4,787	3,351
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Fireplaces

Direct-Vented Gas	1	2,614	1,830
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Totals: 260,162 182,113

Notes: ORIGINAL CONSTRUCTION AS 2 UNITS WITH GARAGE BETWEEN

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 300,486

2022 Est. T.C.V. 006-740-075-01 = 372,882

Est. TCV/Total Floor Area = 173.03, Most recent sale 07/01/1998 for 122,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,900	169,900	169,900	106,254	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,500	0	0	3,506		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,400	186,400	186,400	109,760	109,760	109,760	

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Valuation Report

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45-006-740-076-00	2022 Est. T.C.V.	FORD GEORGE F
Property Class: 201		6669 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	307.99	1.0000	0.0000	0	100*	OUTSIDE MAIN AREA	0
2122 COMME \$6.00/SQFT		30797	SqFt	6.00000	100			184,782
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value = 184,782

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 190

Base Rate for Upper Floors = 116.73

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 25.34 100%
Adjusted Square Foot Cost for Upper Floors = 142.07

Total Floor Area: 1,649	Base Cost New of Upper Floors =	234,274
	Reproduction/Replacement Cost =	234,274
Eff.Age:12	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0	
	Total Depreciated Cost =	178,048

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 256,268
Replacement Cost/Floor Area= 145.10 Est. TCV/Floor Area= 155.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 256,268

2022 Est. T.C.V. 006-740-076-00	=	441,050			
Est. TCV/Total Floor Area = 267.47, Most recent sale 05/20/1977 for 6,700					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
207,500	207,500	207,500	112,930	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	3,726	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,500	220,500	220,500	116,656	116,656	0

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45-006-751-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 409		W HARBOR HWY
Map #:	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"\$120001000.00	272.40	0.5623	1.6988	12000	100	11,463,338
1000 Actual Front Feet, 52.17 Total Acres					Total Est. Land Value =	11,463,338

2022 Est. T.C.V. 006-751-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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DB: 2022Ga

45-006-751-007-00	2022 Est. T.C.V.	SECORD DAVID C & SUZANNE S
Property Class: 408		7874 W D H DAY PARK RD
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	467.00	1.0000	0.9764	12000	100		1,171,663
100 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			1,171,663

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	30	50	214
Wood Frame	25.25	98	50	1,237

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,951

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1963

(11) Heating System: Forced Heat & Cool

Ground Area = 1437 SF Floor Area = 1437 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,437		
			Total:	172,108	111,884

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	60	1,210	786
WCP (1 Story)	187	6,648	4,321

Deck

Treated Wood	254	4,191	2,724
Treated Wood	628	7,586	4,931

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	537	18,365	11,937
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 233,322 152,721

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 305,442

2022 Est. T.C.V. 006-751-007-00 = 1,480,056

Parcel Number: 45-006-751-007-00

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Est. TCV/Total Floor Area = 1029.96, Most recent sale 04/28/2011 for 973,700

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
691,100	691,100	691,100	682,567	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,900	0	0	22,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
740,000	740,000	740,000	705,091	705,091	705,091	

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DB: 2022Ga

45-006-751-010-00	2022 Est. T.C.V.	RIVARD FAMILY TRUST
Property Class: 408		7814 W D H DAY PARK RD
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$12000	100.00	456.00	1.0000	0.9683	12000	100		1,161,929
100 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =			1,161,929

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.09	60	0	0
D/W/P: Crushed Rock	2.27	600	0	0
D/W/P: Patio Blocks	18.14	83	0	0
D/W/P: Flagstone/Sand	25.47	60	0	0
Wood Frame	30.99	216	100	6,694

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				9,194

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 1321 SF Floor Area = 2312 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	721		
1.75 Story	Siding	Crawl Space	600		
		Total:		334,705	307,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,638
3 Fixture Bath	1	9,044	8,320

Water/Sewer

2000 Gal Septic	1	10,315	9,490
Water Well, 100 Feet	1	5,664	5,211

Porches

WCP (1 Story)	84	5,366	4,937
WSEP (1 Story)	258	15,836	14,569
WCP (1 Story)	233	11,168	10,275

Deck

Treated Wood	500	7,225	6,647
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Balcony

Wood Balcony	37	1,776	1,634
Wood Balcony	60	2,881	2,651

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	795	48,773	44,871
Storage Over Garage	728	13,643	12,552
Door Opener	2	1,324	1,218

Built-Ins

Appliance Allow.	1	5,926	5,452
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Fireplaces

2nd on Same Stack	1	5,229	4,811
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Valuation Report

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Parcel Number: 45-006-751-010-00

Page: 2

Exterior 2 Story	1	10,196	9,380	
Prefab 2 Story	1	4,700	4,324	
Local Cost Items				
GENERATOR	1	3,000	2,850	*95% Good
Totals:		499,638	459,743	

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 919,486

2022 Est. T.C.V. 006-751-010-00	=	2,090,609
Est. TCV/Total Floor Area = 904.24, Most recent sale 12/21/2012 for 900,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
992,300 992,300 992,300 756,422 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 53,000 0 0 24,961 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
1,045,300 1,045,300 1,045,300 781,383 781,383 781,383		

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Valuation Report

DB: 2022Ga

45-006-751-014-00	2022 Est. T.C.V.	MURPHEY FAMILY COTTAGE LLC
Property Class: 460		7738 W D H DAY PARK RD
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
LK MI "B"\$12000	100.00	414.85	1.0000	0.9367	12000	100	1,124,097
100 Actual Front Feet, 0.95 Total Acres					Total Est. Land Value =		1,124,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	17	0	0
D/W/P: Flagstone/Sand	22.61	400	0	0
Fencing: Wire Mesh, #9	3.44	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1659 SF Floor Area = 1659 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,659		
Total:				226,017	146,911

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574
Separate Shower	1	2,394	1,556

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WCP (1 Story)	115	5,912	3,843
WCP (1 Story)	82	4,749	3,087
CCP (1 Story)	387	10,766	6,998
CCP (1 Story)	740	24,716	16,065

Deck

Treated Wood	235	4,235	2,753
Treated Wood	92	2,250	1,462

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	603	26,315	17,105
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Prefab 1 Story	1	3,172	2,062
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Local Cost Items

SOLAR POWER <150KW	1	1	1	*95% Good
WOOD HEAT SYSTEM	1	5,000	4,750	*95% Good

Parcel Number: 45-006-751-014-00

Page: 2

Totals: 341,588 223,532

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 447,064

2022 Est. T.C.V. 006-751-014-00 = 1,576,011

Est. TCV/Total Floor Area = 949.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
751,600	751,600	751,600	435,487	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,400	0	0	14,371	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
788,000	788,000	788,000	449,858	449,858	0	

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Valuation Report

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45-006-760-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W HARBOR HWY
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
EXEMPT - PARK			16.887 Acres		7,500 100	126,653
		16.89	Total Acres		Total Est. Land Value =	126,653

2022 Est. T.C.V. 006-760-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

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45-006-762-001-00	2022 Est. T.C.V.	HEINZMAN JAMES & MARY LIVING TRUST
Property Class: 407		1 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,136	39,845
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-001-00 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 10/15/2004 for 190,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-001-10	2022 Est. T.C.V.	WILSON M SUE
Property Class: 407		1 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,136	39,845
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-001-10	=	81,978
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Est. TCV/Total Floor Area = 59.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-001-20	2022 Est. T.C.V.	CYRULEWSKI JIMMY DAVID TRUST
Property Class: 407		1 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,136	39,845
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-001-20 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 06/29/2019 for 86,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,900	39,900	39,900	39,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	41,216	41,000	0	

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Valuation Report

DB: 2022Ga

45-006-762-001-30	2022 Est. T.C.V.	HERALD JOHN A & KATHLEEN TRUST
Property Class: 407		1 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,136 39,845

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-001-30 = 81,978

Est. TCV/Total Floor Area = 59.93

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,900	39,900	39,900	39,900	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	41,216	41,000	0	

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45-006-762-002-00	2022 Est. T.C.V.	MCHUGH SUSAN B
Property Class: 407		2 PINNACLE PL B
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = 457 SF Floor Area = 1371 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-002-00 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 06/24/1998 for 74,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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DB: 2022Ga

45-006-762-002-10	2022 Est. T.C.V.	BUTKOVICH SUSAN RICK TRUST
Property Class: 407		2 PINNACLE PL A
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
------------------	---	-------	-------

Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-002-10 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 03/21/2014 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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DB: 2022Ga

45-006-762-002-20	2022 Est. T.C.V.	JOHNSON DAVID B & TERESA M
Property Class: 407		2 PINNACLE PL C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = 457 SF Floor Area = 1371 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-002-20 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 08/13/2008 for 126,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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45-006-762-002-30	2022 Est. T.C.V.	BLINKHORN SCOTT & CAROLINE TRUST
Property Class: 407		2 PINNACLE PL D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	157,108	34,565

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 186,371 41,002

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 58,633

2022 Est. T.C.V. 006-762-002-30 = 83,633

Est. TCV/Total Floor Area = 61.00, Most recent sale 02/13/2019 for 81,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,700	40,700	40,700	40,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,800	41,800	41,800	42,043	41,800	0

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Valuation Report

DB: 2022Ga

45-006-762-003-00	2022 Est. T.C.V.	HUSTED DONALD E & CHERYL D TRUST
Property Class: 407		3 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-003-00 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 07/21/2000 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-003-10	2022 Est. T.C.V.	MCDONALD SCOTT G & DENSE E
Property Class: 407		3 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,435	39,914
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-003-10 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 05/17/2018 for 87,375

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-003-20	2022 Est. T.C.V.	AGER MICHAEL ROBERT TRUST
Property Class: 407		3 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-003-20 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 01/09/2018 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-003-30	2022 Est. T.C.V.	PINNACLE PLACE LLC
Property Class: 407		3 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-003-30 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 07/27/1990 for 58,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-004-00	2022 Est. T.C.V.	HARKER DAVID E & JENNIFER N
Property Class: 407		4 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	33,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	423
3 Fixture Bath	1	5,911	1,330
2 Fixture Bath	1	3,960	891

Deck

Treated Wood	55	1,706	384
Treated Wood	55	1,706	384

Water/Sewer

Public Water	1	1,656	373
Public Sewer	1	1,656	373

Built-Ins

Appliance Allow.	1	3,439	774
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Fireplaces

Interior 2 Story	1	7,349	1,654
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Totals: 179,090 40,297

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,625

2022 Est. T.C.V. 006-762-004-00 = 92,625

Est. TCV/Total Floor Area = 68.76, Most recent sale 08/31/2012 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,200	45,200	45,200	45,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,300	46,300	46,300	46,691	46,300	0

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Valuation Report

DB: 2022Ga

45-006-762-004-10	2022 Est. T.C.V.	ZBIKOWSKI JOSEPH J & TRUDE A TRUST
Property Class: 407		4 PINNACLE PL C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	33,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	423
3 Fixture Bath	1	5,911	1,330
2 Fixture Bath	1	3,960	891

Deck

Treated Wood	55	1,706	384
Treated Wood	55	1,706	384

Water/Sewer

Public Water	1	1,656	373
Public Sewer	1	1,656	373

Built-Ins

Appliance Allow.	1	3,439	774
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Fireplaces

Interior 2 Story	1	7,349	1,654
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Totals: 179,090 40,297

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,625

2022 Est. T.C.V. 006-762-004-10 = 92,625

Est. TCV/Total Floor Area = 68.76, Most recent sale 06/01/2012 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,200	45,200	45,200	45,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,300	46,300	46,300	46,691	46,300	0

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Valuation Report

DB: 2022Ga

45-006-762-004-20	2022 Est. T.C.V.	WALZ DANIEL A & PAYNE-WALZ DEBRA L
Property Class: 407		4 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25 Fractional Appurtenance	35,000
	0.00	Total Acres		Total Est. Land Value =		35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	154,676	34,807

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	423
3 Fixture Bath	1	5,911	1,330
2 Fixture Bath	1	3,960	891

Deck

Treated Wood	55	1,706	384
Treated Wood	55	1,706	384

Water/Sewer

Public Water	1	1,656	373
Public Sewer	1	1,656	373

Built-Ins

Appliance Allow.	1	3,439	774
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Fireplaces

Interior 2 Story	1	7,349	1,654
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Totals: 183,939 41,393

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 59,192

2022 Est. T.C.V. 006-762-004-20 = 94,192

Est. TCV/Total Floor Area = 69.93, Most recent sale 10/19/2012 for 118,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,000	46,000	46,000	46,000	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,100	47,100	47,100	47,518	47,100	0	

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Valuation Report

DB: 2022Ga

45-006-762-004-30	2022 Est. T.C.V.	ROGERS STEVE J & RUSSELL-ROGERS J
Property Class: 407		4 PINNACLE PL B
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres		Total Est.	Land Value =			35,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	33,711

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	423
3 Fixture Bath	1	5,911	1,330
2 Fixture Bath	1	3,960	891

Deck

Treated Wood	55	1,706	384
Treated Wood	55	1,706	384

Water/Sewer

Public Water	1	1,656	373
Public Sewer	1	1,656	373

Built-Ins

Appliance Allow.	1	3,439	774
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Fireplaces

Interior 2 Story	1	7,349	1,654
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Totals:	179,090	40,297
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,625

2022 Est. T.C.V. 006-762-004-30 = 92,625

Est. TCV/Total Floor Area = 68.76, Most recent sale 08/28/2017 for 108,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,200	45,200	45,200	45,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,300	46,300	46,300	46,691	46,300	0

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Valuation Report

DB: 2022Ga

45-006-762-005-00	2022 Est. T.C.V.	MAZZOCCO GAYLE L
Property Class: 407		5 PINNACLE PL A
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	150,348	33,079

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	180,117	39,628
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,668

2022 Est. T.C.V. 006-762-005-00 = 81,668

Est. TCV/Total Floor Area = 59.83, Most recent sale 05/30/2000 for 91,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	41,113	40,800	0

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Valuation Report

DB: 2022Ga

45-006-762-005-10	2022 Est. T.C.V.	DUEMIER NATHANIEL
Property Class: 407		5 PINNACLE PL C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	150,348	33,079

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	180,117	39,628
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,668

2022 Est. T.C.V. 006-762-005-10 = 81,668

Est. TCV/Total Floor Area = 59.83, Most recent sale 11/01/2013 for 94,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	41,113	40,800	0

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Valuation Report

DB: 2022Ga

45-006-762-005-20	2022 Est. T.C.V.	OATMAN MICHAEL G & MAUREEN C
Property Class: 407		5 PINNACLE PL B
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	150,348	33,079

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 180,117 39,628

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,668

2022 Est. T.C.V. 006-762-005-20 = 81,668

Est. TCV/Total Floor Area = 59.83, Most recent sale 10/08/2020 for 76,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	41,113	40,800	0

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Valuation Report

DB: 2022Ga

45-006-762-005-30	2022 Est. T.C.V.	PEARSON JANE D
Property Class: 407		5 PINNACLE PL D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	150,348	33,079

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	180,117	39,628
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,668

2022 Est. T.C.V. 006-762-005-30 = 81,668

Est. TCV/Total Floor Area = 59.83, Most recent sale 07/20/2012 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	41,113	40,800	0

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Valuation Report

DB: 2022Ga

45-006-762-006-00	2022 Est. T.C.V.	MILLAR MATTHEW W
Property Class: 407		6 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	150,633	33,134

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 180,402 39,683

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,747

2022 Est. T.C.V. 006-762-006-00 = 81,747

Est. TCV/Total Floor Area = 59.76, Most recent sale 01/07/2022 for 98,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	41,113	40,900	0

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Valuation Report

DB: 2022Ga

45-006-762-006-10	2022 Est. T.C.V.	STOCKER BEAT D & LINDA E
Property Class: 407		6 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	150,633	33,134

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 180,402 39,683

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,747

2022 Est. T.C.V. 006-762-006-10 = 81,747

Est. TCV/Total Floor Area = 59.76, Most recent sale 03/05/2021 for 86,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	41,113	40,900	0

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Valuation Report

DB: 2022Ga

45-006-762-006-20	2022 Est. T.C.V.	NEACE JEFFREY EARL
Property Class: 407		6 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	150,633	33,134

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	180,402	39,683
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,747

2022 Est. T.C.V. 006-762-006-20 = 81,747

Est. TCV/Total Floor Area = 59.76, Most recent sale 01/10/2022 for 98,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	41,113	40,900	0

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Valuation Report

DB: 2022Ga

45-006-762-006-30	2022 Est. T.C.V.	KALTZ JOSEPH & KELLIE
Property Class: 407		6 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	150,633	33,134

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 180,402 39,683

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,747

2022 Est. T.C.V. 006-762-006-30 = 81,747

Est. TCV/Total Floor Area = 59.76, Most recent sale 04/21/2021 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,800	39,800	39,800	39,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	41,113	40,900	0

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Valuation Report

DB: 2022Ga

45-006-762-007-00	2022 Est. T.C.V.	EMERICK & MURASKY FAMILY TRUST
Property Class: 407		7 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,642 39,957

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,139

2022 Est. T.C.V. 006-762-007-00 = 82,139

Est. TCV/Total Floor Area = 60.04, Most recent sale 07/17/2019 for 80,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	41,320	41,100	0

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Valuation Report

DB: 2022Ga

45-006-762-007-10	2022 Est. T.C.V.	DESSY NESTOR T & HEATHER E
Property Class: 407		7 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,642 39,957

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,139

2022 Est. T.C.V. 006-762-007-10 = 82,139

Est. TCV/Total Floor Area = 60.04, Most recent sale 08/20/2021 for 95,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	41,320	41,100	0

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Valuation Report

DB: 2022Ga

45-006-762-007-20	2022 Est. T.C.V.	DANZEISEN KEVIN & WENDI
Property Class: 407		7 PINNACLE PL D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,642	39,957
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,139

2022 Est. T.C.V. 006-762-007-20 = 82,139

Est. TCV/Total Floor Area = 60.04, Most recent sale 09/08/2021 for 98,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	41,320	41,100	0

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Valuation Report

DB: 2022Ga

45-006-762-007-30	2022 Est. T.C.V.	VAN ETEN JAMES B & BLANCK MICHAEL
Property Class: 407		7 PINNACLE PL 7B
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Economic Depreciation because of: FRACTIONAL SHR

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,642	39,957
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,139

2022 Est. T.C.V. 006-762-007-30	=	82,139
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Est. TCV/Total Floor Area = 60.04, Most recent sale 08/21/2020 for 74,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	41,320	41,100	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-762-008-00	2022 Est. T.C.V.	AGER WILLIAM F & BARBARA J &
Property Class: 407		8 PINNACLE PL A
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	151,309	33,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,078 39,836

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,965

2022 Est. T.C.V. 006-762-008-00 = 91,965

Est. TCV/Total Floor Area = 67.52, Most recent sale 04/19/1993 for 37,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	44,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	46,381	46,000	0

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Valuation Report

DB: 2022Ga

45-006-762-008-10	2022 Est. T.C.V.	BONE BESSIE MARIKIS TRUST AGREEMENT
Property Class: 407		8 PINNACLE PL C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	151,309	33,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,078 39,836

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,965

2022 Est. T.C.V. 006-762-008-10 = 91,965

Est. TCV/Total Floor Area = 67.52, Most recent sale 01/21/2000 for 92,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	44,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	46,381	46,000	0

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Valuation Report

DB: 2022Ga

45-006-762-008-20	2022 Est. T.C.V.	ANDERSON ANN MARIA TRUST
Property Class: 407		8 PINNACLE PL D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25 Fractional Appurtenance	35,000
	0.00	Total Acres		Total Est. Land Value =		35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	151,309	33,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,078 39,836

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,965

2022 Est. T.C.V. 006-762-008-20 = 91,965

Est. TCV/Total Floor Area = 67.52, Most recent sale 05/25/1994 for 79,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	44,900	3.30	
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	46,381	46,000	0

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Valuation Report

DB: 2022Ga

45-006-762-008-30	2022 Est. T.C.V.	RUSSELL MICHAEL & BONNIE
Property Class: 407		8 PINNACLE PL B
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	151,309	33,287

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	72	1,959	431
Treated Wood	72	1,959	431

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,078 39,836

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,965

2022 Est. T.C.V. 006-762-008-30 = 91,965

Est. TCV/Total Floor Area = 67.52, Most recent sale 09/01/2016 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	44,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,000	46,000	46,000	46,381	46,000	0

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Valuation Report

DB: 2022Ga

45-006-762-009-00	2022 Est. T.C.V.	SAWYER JAMES R & LINDA R
Property Class: 407		9 PINNACLE PL 9D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,136 39,845

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-009-00 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 11/04/2019 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-009-10	2022 Est. T.C.V.	BARNHART DANIEL J
Property Class: 407		9 PINNACLE PL 9C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	25 Fractional Appurtenance	25,000
	0.00	Total Acres		Total Est. Land Value =		25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,136	39,845
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-009-10 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 10/28/2008 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-009-20	2022 Est. T.C.V.	BARNHART DANIEL
Property Class: 407		9 PINNACLE PL 9B
Map #: 17.19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,136	39,845
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-009-20 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 10/07/2016 for 82,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-009-30	2022 Est. T.C.V.	NEILL SUSAN P
Property Class: 407		9 PINNACLE PL 9A
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	151,873	33,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,136 39,845

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,978

2022 Est. T.C.V. 006-762-009-30 = 81,978

Est. TCV/Total Floor Area = 59.93, Most recent sale 03/29/1994 for 59,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,900	39,900	39,900	39,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,216	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-010-00	2022 Est. T.C.V.	DYER JAMES L & JEANETTE M
Property Class: 407		10 PINNACLE PL 10D
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,435	39,914
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-010-00 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 09/25/2020 for 87,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-010-10	2022 Est. T.C.V.	PETROSKEY DENNIS & KATHRYN S
Property Class: 407		10 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-010-10 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 11/13/2021 for 104,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

03/22/2022
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Valuation Report

DB: 2022Ga

45-006-762-010-20	2022 Est. T.C.V.	SENFF ANDREW J & KRISTEN
Property Class: 407		10 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-010-20 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 01/20/2022 for 109,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-010-30	2022 Est. T.C.V.	MCMAHON MICHAEL & MARY BETH
Property Class: 407		10 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres			Total Est.		Land Value =	25,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,435	39,914
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-010-30 = 82,077

Est. TCV/Total Floor Area = 59.87, Most recent sale 08/08/1992 for 58,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,000	40,000	40,000	40,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,000	41,000	41,000	41,320	41,000	0

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Valuation Report

DB: 2022Ga

45-006-762-011-00	2022 Est. T.C.V.	TEMPLIN DANIEL K
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	12,500
	0.00	Total Acres			Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,435	39,914
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-011-00 = 69,577

Est. TCV/Total Floor Area = 50.75, Most recent sale 09/28/1990 for 67,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,700	33,700	33,700	33,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	34,812	34,800	0

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Valuation Report

DB: 2022Ga

45-006-762-011-10	2022 Est. T.C.V.	BANNISTER RICHARD & DIANE
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	25	Fractional Appurtenance	12,500
	0.00	Total Acres			Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1986
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals:	181,435	39,914
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Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-011-10 = 69,577

Est. TCV/Total Floor Area = 50.75, Most recent sale 09/28/2016 for 80,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,700	33,700	33,700	33,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	34,812	34,800	0

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Valuation Report

DB: 2022Ga

45-006-762-011-20	2022 Est. T.C.V.	MULVANEY MICHAEL F & ANN E
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	12	Fractional Appurtenance	6,000
	0.00	Total Acres			Total Est.		Land Value =	6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/2 UNDIV INT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	16,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	199
3 Fixture Bath	1	5,911	624
2 Fixture Bath	1	3,960	418

Deck

Treated Wood	55	1,706	180
Treated Wood	55	1,706	180

Water/Sewer

Public Water	1	1,656	175
Public Sewer	1	1,656	175

Built-Ins

Appliance Allow.	1	3,439	363
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Fireplaces

Interior 2 Story	1	7,349	776
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Totals: 181,435 19,149

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 27,383

2022 Est. T.C.V. 006-762-011-20 = 33,383

Est. TCV/Total Floor Area = 24.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,200	16,200	16,200	16,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	500	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,700	16,700	16,700	16,734	16,700	0

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Valuation Report

DB: 2022Ga

45-006-762-011-21	2022 Est. T.C.V.	CLANCY JAMES M & KAY A
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1 Units	100000	0.00000	12	Fractional Appurtenance	6,000
	0.00	Total Acres			Total Est.		Land Value =	6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/2 UNDIV INT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	16,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	199
3 Fixture Bath	1	5,911	624
2 Fixture Bath	1	3,960	418

Deck

Treated Wood	55	1,706	180
Treated Wood	55	1,706	180

Water/Sewer

Public Water	1	1,656	175
Public Sewer	1	1,656	175

Built-Ins

Appliance Allow.	1	3,439	363
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Fireplaces

Interior 2 Story	1	7,349	776
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Totals: 181,435 19,149

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 27,383

2022 Est. T.C.V. 006-762-011-21 = 33,383

Est. TCV/Total Floor Area = 24.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,200	16,200	16,200	16,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	500	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,700	16,700	16,700	16,734	16,700	0

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Valuation Report

DB: 2022Ga

45-006-762-011-30	2022 Est. T.C.V.	SENG JOSEPH &STIMAC-SENG JANE TRUST
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762	PINNACLE	1	Units	100000.00000	25	Fractional Appurtenance	12,500
	0.00	Total Acres			Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = 457 SF Floor Area = 1371 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	152,172	33,477

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 181,435 39,914

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 57,077

2022 Est. T.C.V. 006-762-011-30 = 69,577

Est. TCV/Total Floor Area = 50.75, Most recent sale 02/04/2021 for 86,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,700	33,700	33,700	33,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	34,812	34,800	0

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Valuation Report

DB: 2022Ga

45-006-762-012-00	2022 Est. T.C.V.	COSTELLO TIMOTHY C & KIMBERLY L
Property Class: 407		12 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres		Total Est.	Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	32,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 179,090 39,399

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,341

2022 Est. T.C.V. 006-762-012-00 = 91,341

Est. TCV/Total Floor Area = 67.81, Most recent sale 09/17/2020 for 91,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,600	44,600	44,600	44,600	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	46,071	45,700	0	

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Valuation Report

DB: 2022Ga

45-006-762-012-10	2022 Est. T.C.V.	ROBINS KENNETH & KATHERINE
Property Class: 407		12 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	32,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 179,090 39,399

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,341

2022 Est. T.C.V. 006-762-012-10 = 91,341

Est. TCV/Total Floor Area = 67.81, Most recent sale 03/10/2017 for 99,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,600	44,600	44,600	44,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	46,071	45,700	0

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Valuation Report

DB: 2022Ga

45-006-762-012-20	2022 Est. T.C.V.	OKEEFE SEAN
Property Class: 407		12 PINNACLE PL C
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	32,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 179,090 39,399

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,341

2022 Est. T.C.V. 006-762-012-20 = 91,341

Est. TCV/Total Floor Area = 67.81, Most recent sale 08/20/2021 for 109,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,600	44,600	44,600	44,600	3.30	
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,100	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	46,071	45,700	0

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DB: 2022Ga

45-006-762-012-30	2022 Est. T.C.V.	VANDEVEN SARAH K
Property Class: 407		12 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APPURTENANT SHARE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00000	25	Fractional	Appurtenance	35,000
	0.00	Total Acres			Total Est.		Land Value =	35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	149,827	32,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	414
3 Fixture Bath	1	5,911	1,300
2 Fixture Bath	1	3,960	871

Deck

Treated Wood	55	1,706	375
Treated Wood	55	1,706	375

Water/Sewer

Public Water	1	1,656	364
Public Sewer	1	1,656	364

Built-Ins

Appliance Allow.	1	3,439	757
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Fireplaces

Interior 2 Story	1	7,349	1,617
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Totals: 179,090 39,399

Notes: 3 LEVELS

ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.430 => TCV: 56,341

2022 Est. T.C.V. 006-762-012-30 = 91,341

Est. TCV/Total Floor Area = 67.81, Most recent sale 08/14/2020 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,600	44,600	44,600	44,600	3.30		
2022 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	1,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,700	45,700	45,700	46,071	45,700	0	

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Valuation Report

DB: 2022Ga

45-006-763-001-00	2022 Est. T.C.V.	KERN JAMES W & KERN SUE C TRUST
Property Class: 407		1 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-001-00 = 370,217

Est. TCV/Total Floor Area = 355.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	108,452	108,452	0	

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Valuation Report

DB: 2022Ga

45-006-763-002-00	2022 Est. T.C.V.	THOMSON SUZANNE E
Property Class: 407		5 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-002-00 = 370,217

Est. TCV/Total Floor Area = 355.98, Most recent sale 09/21/2006 for 408,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	153,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	5,075	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	158,875	158,875	0	

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Valuation Report

DB: 2022Ga

45-006-763-003-00	2022 Est. T.C.V.	RIDGETOP LLC
Property Class: 407		9 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE	RIDGE TOP	60K	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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck			
Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer			
Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins			
Appliance Allow.	1	3,439	2,751

Fireplaces			
Interior 2 Story	1	7,349	5,879

Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-003-00 = 370,217

Est. TCV/Total Floor Area = 355.98, Most recent sale 11/01/1996 for 153,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,800	153,800	153,800	112,278	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,300	0	0	3,705	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,100	185,100	185,100	115,983	115,983	0

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Valuation Report

DB: 2022Ga

45-006-763-004-00	2022 Est. T.C.V.	CALLEWAERT JOHN H & KELLENBERG JOAN
Property Class: 407		13 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 170,548 136,438

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 313,807

2022 Est. T.C.V. 006-763-004-00 = 373,807

Est. TCV/Total Floor Area = 359.43, Most recent sale 04/02/2018 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,300	155,300	155,300	155,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,600	0	0	5,124	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,900	186,900	186,900	160,424	160,424	0	

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Valuation Report

DB: 2022Ga

45-006-763-005-00	2022 Est. T.C.V.	HOLLENDER MICHIGAN TRUST C/U
Property Class: 407		17 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck			
Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-005-00 = 370,217

Est. TCV/Total Floor Area = 355.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	153,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	5,075	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	158,875	158,875	0	

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Valuation Report

DB: 2022Ga

45-006-763-006-00	2022 Est. T.C.V.	WINEGARDNER JOHN D & KRAMER ANN E
Property Class: 407		21 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	123,383

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Deck

Treated Wood	55	1,706	1,450
Treated Wood	60	1,794	1,525

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Totals: 170,548 144,966

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 333,422

2022 Est. T.C.V. 006-763-006-00 = 393,422

Est. TCV/Total Floor Area = 378.29, Most recent sale 08/08/2021 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	153,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
8,600	34,300	0	8,600	34,300	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,700	196,700	196,700	167,475	196,700	0	

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Valuation Report

DB: 2022Ga

45-006-763-007-00	2022 Est. T.C.V.	WODETZKI THOMAS W & STACY L
Property Class: 407		3 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000	100		60,000
	0.00	Total Acres		Total Est.	Land Value =		60,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	123,383

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Deck			
Treated Wood	55	1,706	1,450
Treated Wood	60	1,794	1,525

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Totals:	170,548	144,966
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Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV:	333,422
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2022 Est. T.C.V. 006-763-007-00	=	393,422
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Est. TCV/Total Floor Area = 378.29, Most recent sale 05/14/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,100	163,100	163,100	136,794	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,600	0	0	4,514	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,700	196,700	196,700	141,308	141,308	0	

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Valuation Report

DB: 2022Ga

45-006-763-008-00	2022 Est. T.C.V.	TINKER BRENDA TRUST
Property Class: 407		7 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000	100	60,000
	0.00	Total Acres		Total Est. Land Value =		60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-008-00 = 370,217

Est. TCV/Total Floor Area = 355.98, Most recent sale 05/25/2018 for 328,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	153,800	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	31,300	0	5,075	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	158,875	158,875	0	

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Valuation Report

DB: 2022Ga

45-006-763-009-00	2022 Est. T.C.V.	SITKO FAMILY TRUST
Property Class: 407		11 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE	RIDGE TOP	60K	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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-009-00 = 370,217

Est. TCV/Total Floor Area = 355.98, Most recent sale 10/05/1979 for 83,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	108,452	108,452	0	

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Valuation Report

DB: 2022Ga

45-006-763-010-00	2022 Est. T.C.V.	HANNIFORD PATRICK M ET AL
Property Class: 407		15 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-010-00 = 370,217

Est. TCV/Total Floor Area = 355.98, Most recent sale 07/28/2003 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	127,272	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	4,199	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	131,471	131,471	0	

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Valuation Report

DB: 2022Ga

45-006-763-011-00	2022 Est. T.C.V.	WOJCIK ANTHONY S & PAULA J TRUSTEES
Property Class: 407		19 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-011-00 = 370,217

Est. TCV/Total Floor Area = 355.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	108,452	108,452	0	

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45-006-763-012-00	2022 Est. T.C.V.	MIKAILA JUOZAS J & RAMUNE
Property Class: 407		25 RIDGE TOP
Map #: 17,15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			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 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	145,157	116,125

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	55	1,706	1,365
Treated Wood	60	1,794	1,435

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 168,597 134,877

Notes:

ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.300 => TCV: 310,217

2022 Est. T.C.V. 006-763-012-00 = 370,217

Est. TCV/Total Floor Area = 355.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,800	153,800	153,800	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,300	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	108,452	108,452	0	

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Valuation Report

DB: 2022Ga

45-006-765-001-00	2022 Est. T.C.V.	CONE TERI TRUST
Property Class: 407		1 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000	0.00000	100		160,000
	0.00	Total Acres		Total Est.	Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,196		
			Total:	147,139	110,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
2 Fixture Bath	2	7,921	5,941
Separate Shower	2	4,788	3,591

Deck

Treated Wood	121	2,719	2,039
Treated Wood	60	1,794	1,345
Treated Wood	69	1,924	1,443
Treated Wood	66	1,885	1,414

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	2	7,843	5,882
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Totals: 184,644 138,482

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 401,598

2022 Est. T.C.V. 006-765-001-00 = 561,598

Est. TCV/Total Floor Area = 469.56, Most recent sale 04/30/2018 for 542,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
264,300	264,300	264,300	262,551	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,500	0	0	8,664	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,800	280,800	280,800	271,215	271,215	0

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Valuation Report

DB: 2022Ga

45-006-765-002-00	2022 Est. T.C.V.	NEWTON JO ANN TRUST
Property Class: 407		5 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100
	0.00	Total Acres		Total Est.	Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1041 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,041		
			Total:	130,428	97,820

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
2 Fixture Bath	1	3,960	2,970

Deck

Treated Wood	138	2,977	2,233
Treated Wood	60	1,794	1,345
Treated Wood	69	1,924	1,443

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

2nd on Same Stack	1	4,677	3,508
Prefab 2 Story	1	3,921	2,941

Totals: 158,312 118,733

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 344,326

2022 Est. T.C.V. 006-765-002-00 = 434,326

Est. TCV/Total Floor Area = 417.22, Most recent sale 08/06/1991 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
203,000	203,000	203,000	138,598	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,200	0	0	4,573	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,200	217,200	217,200	143,171	143,171	0

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45-006-765-003-00	2022 Est. T.C.V.	COOK DORIS TRUST AGREEMENT
Property Class: 407		9 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H765 SANDP <1050SQFT			1	Units	90000.00000 100	90,000
	0.00	Total Acres		Total Est. Land Value =		90,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	115,019	92,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	137	2,962	2,370
Treated Wood	49	1,597	1,278
Treated Wood	81	2,091	1,673

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals:	138,181	110,547
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 320,586

2022 Est. T.C.V. 006-765-003-00 = 410,586

Est. TCV/Total Floor Area = 455.20, Most recent sale 09/15/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
192,200	192,200	192,200	138,598	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	0	4,573	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,300	205,300	205,300	143,171	143,171	0

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45-006-765-004-00	2022 Est. T.C.V.	DRIKER EUGENE & ELAINE C
Property Class: 407		13 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000	100			160,000
	0.00	Total Acres		Total Est. Land Value =				160,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
			Total:	144,480	108,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
2 Fixture Bath	1	3,960	2,970

Deck

Treated Wood	170	3,412	2,559
Treated Wood	51	1,628	1,221
Treated Wood	20	835	626

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals:	166,867	125,148
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV:	362,929
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2022 Est. T.C.V. 006-765-004-00	=	522,929
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Est. TCV/Total Floor Area = 446.57

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
246,600	246,600	246,600	154,446	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	5,096	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,500	261,500	261,500	159,542	159,542	0	

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45-006-765-005-00	2022 Est. T.C.V.	HENDRICKS DENNIS J & LYNNE R TRUST
Property Class: 407		15 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000	0.00000	100		160,000
	0.00	Total Acres		Total Est.	Land Value =			160,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	144,013	108,009

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	
2 Fixture Bath		1	3,960	2,970	

Deck					
Treated Wood		133	2,905	2,179	
Treated Wood		40	1,464	1,098	

Balcony					
Wood Balcony		79	3,379	2,534	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
2nd on Same Stack		1	4,677	3,508	
Prefab 2 Story		1	3,921	2,941	

Totals:			178,861	134,145	
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 389,021

2022 Est. T.C.V. 006-765-005-00	=	549,021
Est. TCV/Total Floor Area = 450.76, Most recent sale 03/01/1993 for 186,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
258,500 258,500 258,500 146,521 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 16,000 0 0 4,835 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
274,500 274,500 274,500 151,356 151,356 0		

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45-006-765-006-00	2022 Est. T.C.V.	HARTWIG PROPERTIES LLC
Property Class: 407		16 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1 Units	200000	0.00000	100		200,000
	0.00	Total Acres			Total Est.		Land Value =	200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.03	224	50	3,027
	Total Estimated Land Improvements	True	Cash Value =	3,027

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 769 SF Floor Area = 1538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	769		
			Total:	182,261	145,809

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Deck

Treated Wood	176	3,488	2,790
Treated Wood	176	3,488	2,790
Treated Wood	76	2,008	1,606
Treated Wood	11	459	367

Balcony

Wood Balcony	59	2,523	2,018
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

2nd on Same Stack	1	4,677	3,742
Prefab 2 Story	1	3,921	3,137

Totals: 221,327 177,061

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 513,477

2022 Est. T.C.V. 006-765-006-00 = 716,504

Est. TCV/Total Floor Area = 465.87

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
337,100	337,100	337,100	173,734	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,200	0	0	5,733	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
358,300	358,300	358,300	179,467	179,467	0

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45-006-765-007-00	2022 Est. T.C.V.	SKINNER SHARON A TRUST
Property Class: 407		3 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000	100	160,000
	0.00	Total Acres		Total Est. Land Value =		160,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1198 SF Floor Area = 1198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,198		
			Total:	147,372	117,897

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Deck			
Treated Wood	66	1,885	1,508

Balcony			
Wood Balcony	181	7,741	6,193
Wood Balcony	69	2,951	2,361

Water/Sewer			
Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins			
Appliance Allow.	1	3,439	2,751

Fireplaces			
2nd on Same Stack	1	4,677	3,742
Prefab 1 Story	1	3,172	2,538

Totals:	186,300	149,041
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 432,219

2022 Est. T.C.V. 006-765-007-00 = 592,219

Est. TCV/Total Floor Area = 494.34, Most recent sale 09/11/2009 for 575,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,400	278,400	278,400	276,191	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,700	0	9,114	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,100	296,100	296,100	285,305	285,305	285,305	

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45-006-765-008-00	2022 Est. T.C.V.	YANNANTUONO DANIEL & WRIGHT LAUREL
Property Class: 407		7 SAND PIPER 8
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres			Total Est.		Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1041 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,041		
			Total:	130,428	97,820

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			60	1,794	1,345

Balcony					
Wood Balcony			138	5,902	4,426
Wood Balcony			69	2,951	2,213

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
2nd on Same Stack			1	4,677	3,508
Prefab 1 Story			1	3,172	2,379

Totals: 163,466 122,597

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 355,531

2022 Est. T.C.V. 006-765-008-00 = 445,531

Est. TCV/Total Floor Area = 427.98, Most recent sale 01/15/2016 for 425,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,200	208,200	208,200	205,722	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	6,788	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,800	222,800	222,800	212,510	212,510	0	

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45-006-765-009-00	2022 Est. T.C.V.	PHILLIPS THOMAS C & DEBORAH J
Property Class: 407		11 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres			Total Est.		Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	115,019	86,264

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			81	2,091	1,568

Balcony					
Wood Balcony			137	5,859	4,394
Wood Balcony			49	2,096	1,572

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 1 Story			1	3,172	2,379

Totals: 142,779 107,083

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 310,541

2022 Est. T.C.V. 006-765-009-00 = 400,541

Est. TCV/Total Floor Area = 444.06, Most recent sale 11/12/1992 for 185,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,500	187,500	187,500	138,598	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	0	4,573	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,300	200,300	200,300	143,171	143,171	0

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Valuation Report

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45-006-765-010-00	2022 Est. T.C.V.	AGNELLO MELISSA L & MICHAEL H
Property Class: 407		14 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000	100	160,000
	0.00	Total Acres		Total Est. Land Value =		160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
			Total:	144,480	115,585

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Deck					
Treated Wood			60	1,794	1,435

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Prefab 1 Story			1	3,172	2,538

Totals: 163,988 131,192

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 380,457

2022 Est. T.C.V. 006-765-010-00 = 540,457

Est. TCV/Total Floor Area = 461.53, Most recent sale 06/16/2017 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
254,600	254,600	254,600	154,446	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	5,096	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
270,200	270,200	270,200	159,542	159,542	0	

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45-006-765-011-00	2022 Est. T.C.V.	HURWITZ SUSAN S TRUST
Property Class: 407		18 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1 Units	200000	0.00000	100		200,000
	0.00	Total Acres			Total Est.		Land Value =	200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.05	222	50	3,002
	Total Estimated Land Improvements	True	Cash Value =	3,002

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 769 SF Floor Area = 1538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	769		
			Total:	176,156	132,116

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Deck

Treated Wood	176	3,488	2,616
Treated Wood	176	3,488	2,616
Treated Wood	76	2,008	1,506
Treated Wood	11	459	344

Balcony

Wood Balcony	59	2,523	1,892
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

2nd on Same Stack	1	4,677	3,508
Prefab 2 Story	1	3,921	2,941

Totals: 215,222 161,415

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 468,104

2022 Est. T.C.V. 006-765-011-00 = 671,106

Est. TCV/Total Floor Area = 436.35, Most recent sale 09/29/1993 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
316,200	316,200	316,200	159,493	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,400	0	0	5,263	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
335,600	335,600	335,600	164,756	164,756	0

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Parcel Number: 45-006-765-011-00

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45-006-765-012-00	2022 Est. T.C.V.	LOSH ADRIENNE &
Property Class: 407		20 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000	100	160,000
	0.00	Total Acres		Total Est. Land Value =		160,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	144,013	108,009

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433
2 Fixture Bath			1	3,960	2,970

Deck					
Treated Wood			133	2,905	2,179
Treated Wood			40	1,464	1,098

Balcony					
Wood Balcony			79	3,379	2,534

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
2nd on Same Stack			1	4,677	3,508
Prefab 2 Story			1	3,921	2,941

Totals:				178,861	134,145
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV:	389,021
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2022 Est. T.C.V. 006-765-012-00	=	549,021
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Est. TCV/Total Floor Area = 450.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,500	258,500	258,500	256,869	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,000	0	8,476	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,500	274,500	274,500	265,345	265,345	0	

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45-006-765-013-00	2022 Est. T.C.V.	GERBER GLORIA M REVOC LIVING TRUST
Property Class: 407		21 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00000	100			90,000
	0.00	Total Acres		Total Est.	Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	115,019	92,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Deck

Treated Wood	137	2,962	2,370
Treated Wood	49	1,597	1,278
Treated Wood	81	2,091	1,673

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 2 Story	1	3,921	3,137
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Totals: 140,132 112,108

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 325,113

2022 Est. T.C.V. 006-765-013-00 = 415,113

Est. TCV/Total Floor Area = 460.21, Most recent sale 08/31/2005 for 587,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
194,200	194,200	194,200	192,084	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	6,338	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
207,600	207,600	207,600	198,422	198,422	0

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45-006-765-014-00	2022 Est. T.C.V.	GHERLAN ALEXANDER JR
Property Class: 407		25 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000	0.00000	100		160,000
	0.00	Total Acres			Total Est. Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,170		
			Total:	144,365	108,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Deck

Treated Wood	170	3,412	2,559
Treated Wood	51	1,628	1,221
Treated Wood	20	835	626

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 2 Story	1	3,921	2,941
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Totals: 168,703 126,526

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 366,925

2022 Est. T.C.V. 006-765-014-00 = 526,925

Est. TCV/Total Floor Area = 450.36, Most recent sale 07/02/2004 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,400	248,400	248,400	246,950	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100	0	0	8,149	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
263,500	263,500	263,500	255,099	255,099	0

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45-006-765-015-00	2022 Est. T.C.V.	STINSON G PHILLIP LIVING TRUST
Property Class: 407		27 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000	100	160,000
	0.00	Total Acres		Total Est. Land Value =		160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	144,013	108,009

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Deck

Treated Wood	133	2,905	2,179
Treated Wood	40	1,464	1,098

Balcony

Wood Balcony	79	3,379	2,534
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

2nd on Same Stack	1	4,677	3,508
Prefab 2 Story	1	3,921	2,941

Totals: 178,861 134,145

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 389,021

2022 Est. T.C.V. 006-765-015-00 = 549,021

Est. TCV/Total Floor Area = 450.76, Most recent sale 05/18/2001 for 389,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
258,500	258,500	258,500	146,521	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	4,835	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
274,500	274,500	274,500	151,356	151,356	0

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45-006-765-016-00	2022 Est. T.C.V.	SANBORN JOHN
Property Class: 407		28 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H765 SANDP <1650SQFT			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	27.03	224 50	3,027
Total Estimated Land Improvements		True Cash Value =	3,027

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 811 SF Floor Area = 1622 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	811		
			Total:	184,336	138,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Deck

Treated Wood	176	3,488	2,616
Treated Wood	176	3,488	2,616

Balcony

Wood Balcony	70	2,994	2,245
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

2nd on Same Stack	1	4,677	3,508
Prefab 2 Story	1	3,921	2,941

Totals: 221,406 166,053

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 481,554

2022 Est. T.C.V. 006-765-016-00 = 684,581

Est. TCV/Total Floor Area = 422.06, Most recent sale 06/29/1993 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
322,400	322,400	322,400	158,479	3.30		
2022 New Eq.	Adj.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,900		0	0	5,229	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
342,300	342,300	342,300	163,708	163,708		0

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45-006-765-017-00	2022 Est. T.C.V.	23-24 SANDPIPER LLC
Property Class: 407		23 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres		Total Est.	Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	115,019	86,264

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			81	2,091	1,568

Balcony					
Wood Balcony			137	5,859	4,394
Wood Balcony			49	2,096	1,572

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 1 Story			1	3,172	2,379

Totals: 142,779 107,083

Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 310,541

2022 Est. T.C.V. 006-765-017-00 = 400,541

Est. TCV/Total Floor Area = 444.06, Most recent sale 11/30/2016 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,500	187,500	187,500	185,574	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	0	6,123	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,300	200,300	200,300	191,697	191,697	0

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45-006-765-018-00	2022 Est. T.C.V.	MOSCOW CYRIL TRUST
Property Class: 407		26 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000	0.00000	100		160,000
	0.00	Total Acres			Total Est.		Land Value =	160,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1979
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1271 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
1 Story	Siding	Overhang	100		
			Total:	153,543	115,155

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Balcony					
Wood Balcony		170	7,271	5,453	
Wood Balcony		51	2,181	1,636	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 1 Story		1	3,172	2,379	

Deck					
Treated Wood		20	835	626	

Totals:			181,544	136,155	
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Notes:

ECF (H765 SANDPIPER CONDOS HOMESTEAD) 2.900 => TCV: 394,850

2022 Est. T.C.V. 006-765-018-00 = 554,850

Est. TCV/Total Floor Area = 436.55, Most recent sale 05/31/1996 for 245,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
261,200	261,200	261,200	154,446	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	5,096	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
277,400	277,400	277,400	159,542	159,542	0	

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Valuation Report

DB: 2022Ga

45-006-770-001-03	2022 Est. T.C.V.	RAND FAMILY LIMITED PARTNERSHIP
Property Class: 408		6968 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	626.00	0.9998	1.0128	15000	100		1,459,035
96 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =								1,459,035

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	432	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1592 SF Floor Area = 1990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,592		
Total:				211,436	137,441

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	17,090	11,108
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 2 Story	1	5,751	3,738
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 258,694 169,207

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 338,414

2022 Est. T.C.V. 006-770-001-03 = 1,804,949

Est. TCV/Total Floor Area = 907.01, Most recent sale 09/14/2007 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
959,100	959,100	959,100	392,488	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-56,600	0	0	12,952	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
902,500	902,500	902,500	405,440	405,440	0	

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Valuation Report

DB: 2022Ga

45-006-770-002-00	2022 Est. T.C.V.	KOMMETH DANIEL & NATALIE
Property Class: 408		6950 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	622.00	0.9998	1.0109	15000	100		1,456,232
96 Actual Front Feet, 1.37 Total Acres					Total Est. Land Value =			1,456,232

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	4500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	2	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,696		
			Total:	230,616	149,899

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

CGEP (1 Story)	165	12,306	7,999
CGEP (1 Story)	95	8,334	5,417
CGEP (1 Story)	504	31,319	20,357
WPP	560	10,438	6,785

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	21,058	13,688
Common Wall: 1 Wall	1	-2,294	-1,491
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 1 Story	1	5,984	3,890
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Totals: 339,862 220,909

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 441,818

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Parcel Number: 45-006-770-002-00

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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
Total:				73,130	43,878

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	766

Porches					
CCP (1 Story)			64	1,631	979

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	18,147	10,888
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	2	946	568

Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals: 95,605 57,363

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 114,726

2022 Est. T.C.V. 006-770-002-00 = 2,022,776

Est. TCV/Total Floor Area = 871.89, Most recent sale 10/03/2012 for 1,200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,059,000	1,059,000	1,059,000	676,330	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-47,600	0	0	22,318	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,011,400	1,011,400	1,011,400	698,648	698,648		0

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Valuation Report

DB: 2022Ga

45-006-770-003-01	2022 Est. T.C.V.	POWELL MARY ANN TRUST
Property Class: 408		W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	615.00	0.9998	1.0074	15000	100		1,451,296
96 Actual Front Feet,	1.36	Total Acres			Total Est. Land Value =			1,451,296

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,020	-2,412

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480	16,987	10,192	
Door Opener		1	473	284	
Totals:			13,440	8,064	

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 16,128

2022 Est. T.C.V. 006-770-003-01	=	1,467,424
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/02/2012 for 911,800		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
803,700 803,700 803,700 526,944 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -70,000 0 0 17,389 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
733,700 733,700 733,700 544,333 544,333 0		

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Valuation Report

DB: 2022Ga

45-006-770-004-00	2022 Est. T.C.V.	POWELL NICHOLAS K TRUST
Property Class: 408		6936 W HARBOR HWY
Map #: 28,34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	96.06	615.00	0.9998	1.0074	15000	100	1,451,296
96 Actual Front Feet,	1.36	Total Acres			Total Est.	Land Value =		1,451,296

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	20.74	494	0	0
D/W/P: Asphalt Paving	3.40	3900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = 2284 SF Floor Area = 3656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,284		
1 Story	Siding	Overhang	230		
		Total:		493,055	443,750

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	2	18,088	16,279

Water/Sewer

1000 Gal Septic	1	5,290	4,761
2000 Gal Septic	1	10,315	9,283
Water Well, 100 Feet	1	5,664	5,098

Porches

WCP (1 Story)	96	5,748	5,173
WSEP (1 Story)	230	14,515	13,063

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	1016	57,455	51,709
Common Wall: 1 Wall	1	-3,154	-2,839
Door Opener	3	1,986	1,787

Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

Interior 2 Story	1	8,308	7,477
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Deck

Treated Wood	959	11,920	10,728
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 640,983 577,032

Notes:

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Valuation Report

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Parcel Number: 45-006-770-004-00

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ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,154,064

2022 Est. T.C.V. 006-770-004-00	=	2,615,360
Est. TCV/Total Floor Area = 715.36, Most recent sale 09/30/2011 for 505,250		
2021 Assessed	MBOR	S.E.V.
1,360,600	1,360,600	1,360,600
		Base for Cap
		823,379
		C.P.I.
		3.30
2022	New	Eq. Adjustment
	0	-52,900
		Loss
		0
		Additions
		0
		Tax Adjustment
		27,171
		Losses
		0
2022 Assessed	MBOR	S.E.V.
1,307,700	1,307,700	1,307,700
		Capped
		850,550
		->Taxable<-
		850,550
		PRE/MBT
		0

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Valuation Report

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45-006-770-005-00	2022 Est. T.C.V.	PUTNAM PETER R & PIERCE WENDY P
Property Class: 408		6914 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	96.06	610.00	0.9998	1.0050	15000	100	1,447,746
96 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,447,746

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1	Single Family	1 STORY	Cls BC	Blt 1966
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(11) Heating System: Forced Heat & Cool
Ground Area = 2338 SF Floor Area = 2338 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,188		
1 Story	Siding	Crawl Space	150		
Total:				317,758	222,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

CPP	102	2,231	1,562
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Deck

Treated Wood	414	6,119	4,283
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	968	37,278	26,095
Common Wall: 1 Wall	1	-2,294	-1,606
Door Opener	1	591	414

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 1 Story	1	5,984	4,189
Wood Stove	1	3,195	2,236

Totals:	392,372	274,660
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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV:	549,320
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2022 Est. T.C.V. 006-770-005-00	=	2,002,066
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Est. TCV/Total Floor Area = 856.32, Most recent sale 07/07/2006 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,085,300	1,085,300	1,085,300	326,286	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-84,300	0	0	10,767	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,001,000	1,001,000	1,001,000	337,053	337,053	0

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Valuation Report

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45-006-770-006-00	2022 Est. T.C.V.	MUNSON JAMES & BARBARA JOINT TRUST
Property Class: 408		6890 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	607.00	0.9998	1.0035	15000	100		1,445,607
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,445,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	2400	0	0
Wood Frame	25.75	336	50	4,326

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,826

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2279 SF Floor Area = 2519 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,279		
1 Story	Siding	Overhang	240		
Total:				322,674	242,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866
Separate Shower	1	2,394	1,795

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

CPP	112	2,425	1,819
WPP	864	15,301	11,476

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	34,732	26,049
Common Wall: 1 Wall	1	-2,697	-2,023
Door Opener	1	591	443

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 1 Story	1	7,378	5,533
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Totals: 410,219 307,660

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 615,320

2022 Est. T.C.V. 006-770-006-00 = 2,067,753

Est. TCV/Total Floor Area = 820.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,098,200	1,098,200	1,098,200	371,798	3.30

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Valuation Report

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Parcel Number: 45-006-770-006-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-64,300	0	0	12,269	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,033,900	1,033,900	1,033,900	384,067	384,067	384,067

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Valuation Report

DB: 2022Ga

45-006-770-007-00	2022 Est. T.C.V.	KLEVORN ROBERT S & MARCY
Property Class: 408		6872 W HARBOR HBR
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	603.00	0.9998	1.0015	15000	100		1,442,742
96 Actual Front Feet, 1.33 Total Acres					Total Est. Land Value =			1,442,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3400	50	4,556
Total Estimated Land Improvements True Cash Value =				4,556

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1954 SF Floor Area = 2960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,954		
1 Story	Siding	Overhang	517		
		Total:		405,613	401,556

Other Additions/Adjustments

Basement Living Area	1954	90,587	89,681
Exterior Stone Veneer	100	4,035	3,995
Basement, Outside Entrance, Above Grade	1	2,066	2,045

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	5	29,556	29,260
2 Fixture Bath	2	7,921	7,842

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 100 Feet	1	5,403	5,349

Porches

CCP (1 Story)	102	3,170	3,138
WSEP (1 Story)	225	12,488	12,363
WPP	847	15,000	14,850

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	869	44,119	43,678
Common Wall: 1 Wall	1	-2,697	-2,670
Door Opener	2	1,182	1,170

Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Prefab 1 Story	2	6,344	6,281
Direct-Vented Gas	1	3,805	3,767

Totals: 643,487 637,051

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 1,274,102

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Valuation Report

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2022 Est. T.C.V. 006-770-007-00	=	2,721,400				
Est. TCV/Total Floor Area = 919.39, Most recent sale 08/17/2010 for 1,250,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
792,400	792,400	792,400	523,510	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
639,200	-70,900		0	639,200	17,275	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,360,700	1,360,700	1,360,700	1,179,985	1,179,985		0

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Valuation Report

DB: 2022Ga

45-006-770-008-00	2022 Est. T.C.V.	EGLOFF JOHN D & PATRICIA K
Property Class: 408		6876 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	96.06	600.00	0.9998	1.0000	15000	100	1,440,585
LK MI "A"	15000	0.00	600.00	0.9998	1.0000	15000	100	0
96 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								1,440,585

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1788 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,788		
Total:				241,942	145,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,128
3 Fixture Bath	1	5,911	3,547
2 Fixture Bath	1	3,960	2,376

Water/Sewer

1000 Gal Septic	1	4,877	2,926
Water Well, 100 Feet	1	5,403	3,242

Deck

Treated Wood	450	6,458	3,875
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	408	19,976	11,986
Common Wall: 1 Wall	1	-2,294	-1,376
Door Opener	1	591	355

Built-Ins

Appliance Allow.	1	3,439	2,063
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Fireplaces

Exterior 1 Story	1	7,378	4,427
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Totals: 299,521 179,714

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 359,428

2022 Est. T.C.V. 006-770-008-00 = 1,805,013

Est. TCV/Total Floor Area = 1009.52, Most recent sale 08/13/1996 for 166,666

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
958,900	958,900	958,900	349,808	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-56,400	0	11,543	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-770-008-00			Page: 2		
902,500	902,500	902,500	361,351	361,351	361,351

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Valuation Report

DB: 2022Ga

45-006-770-009-00	2022 Est. T.C.V.	STANTON DAVID J & LAURA M STANTON
Property Class: 408		6868 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	96.06	606.00	0.9998	1.0030	15000	100	1,444,892
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,444,892

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B -5 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1682 SF Floor Area = 2814 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,132		
1 Story	Siding	Basement	550		
Total:				427,728	342,149

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	110	3,772	3,018
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Deck

Treated Wood	269	4,812	3,850
Treated Wood	786	9,770	7,816

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	702	44,809	35,847
Common Wall: 1/2 Wall	1	-1,577	-1,262
Door Opener	2	1,324	1,059
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	512	35,845	28,676
Door Opener	1	662	530

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Exterior 2 Story	1	10,196	8,157
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Totals: 566,132 452,873

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 905,746

2022 Est. T.C.V. 006-770-009-00 = 2,358,138

Parcel Number: 45-006-770-009-00

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Est. TCV/Total Floor Area = 838.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,238,900	1,238,900	1,238,900	356,097	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-59,800	0	0	11,751	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,179,100	1,179,100	1,179,100	367,848	367,848	367,848	

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DB: 2022Ga

45-006-770-010-03	2022 Est. T.C.V.	STEVENS CALVIN L IRREVOCABLE TRUST
Property Class: 408		6860 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	595.00	0.9998	0.9975	15000	100		1,436,973
96 Actual Front Feet, 1.31 Total Acres					Total Est. Land Value =			1,436,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.15	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1837 SF Floor Area = 2768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	931		
1 Story	Siding	Basement	906		
		Total:		370,894	296,715

Other Additions/Adjustments

Recreation Room	900	21,276	17,021
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Deck

Treated Wood	215	4,005	3,204
Treated Wood	564	7,496	5,997
Treated Wood	60	1,794	1,435
Treated Wood w/Roof (Deck Portion)	60	1,794	1,435
Treated Wood w/Roof (Roof portion)	60	1,324	1,059

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	800	34,760	27,808
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	2	1,182	946

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	2	14,698	11,758
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Totals: 493,818 395,053

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 790,106

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	68,676	54,942

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504

Built-Ins					
Appliance Allow.			1	3,439	2,751

Totals: 73,995 59,197

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 118,394

2022 Est. T.C.V. 006-770-010-03 = 2,350,473

Est. TCV/Total Floor Area = 723.67, Most recent sale 03/29/2021 for 2,283,519

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	771,889	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
1,175,200	0	0	0	1,175,200	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,175,200	1,175,200	1,175,200	797,361	1,175,200	0	

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45-006-770-011-00	2022 Est. T.C.V.	PLESSNER MICHAEL A & NANCY W
Property Class: 408		6842 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	600.00	0.9998	1.0000	15000	100		1,440,585
96 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =			1,440,585

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	8500	0	0
D/W/P: 3.5 Concrete	6.56	114	0	0
D/W/P: Crushed Rock	2.15	400	0	0
D/W/P: 4in Ren. Conc.	8.88	400	0	0
Wood Frame	27.21	208	50	2,830

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				12,830

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2011

(11) Heating System: Forced Heat & Cool
Ground Area = 1439 SF Floor Area = 1439 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,439		
			Total:	234,381	210,941

Other Additions/Adjustments

Basement Living Area	1400	64,904	58,414
Basement, Outside Entrance, Above Grade	1	2,066	1,859

Plumbing

Average Fixture(s)	1	1,880	1,692
2 Fixture Bath	1	3,960	3,564

Water/Sewer

1000 Gal Septic	1	4,877	4,389
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	143	7,057	6,351
WPP	203	5,002	4,502

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	612	34,284	30,856
Common Wall: 1 Wall	1	-2,697	-2,427
Door Opener	1	591	532

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 1 Story	1	3,172	2,855
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 371,319 334,336

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Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 668,672

2022 Est. T.C.V. 006-770-011-00	=	2,122,087
Est. TCV/Total Floor Area = 1474.70		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
1,104,800 1,104,800 1,104,800	591,919	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -43,800 0	0	19,533 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
1,061,000 1,061,000 1,061,000	611,452	611,452 611,452

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45-006-770-012-00	2022 Est. T.C.V.	SCHENK CHRISTOPH
Property Class: 408		6824 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	607.00	0.9998	1.0035	15000	100		1,445,607
96 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =								1,445,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls A Blt 2015

(11) Heating System: No Heating/Cooling
Ground Area = 2660 SF Floor Area = 6461 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Stone	Basement	2,660		
1 Story	Siding	Overhang	860		
1 Story	Siding	Overhang	281		
Total:				1,359,867	1,251,078

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	4,365	4,016
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Plumbing

3 Fixture Bath	3	33,516	30,835
2 Fixture Bath	1	7,448	6,852
Separate Shower	1	3,204	2,948

Water/Sewer

1000 Gal Septic	1	5,822	5,356
Water Well, 100 Feet	1	6,013	5,532

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-3,702	-3,406
Base Cost	1023	73,104	67,256

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,670	21,776
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Built-Ins

Appliance Allow.	2	16,731	15,393
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Totals: 1,530,038 1,407,636

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 2,815,271

2022 Est. T.C.V. 006-770-012-00 = 4,265,878

Est. TCV/Total Floor Area = 660.25, Most recent sale 08/15/2003 for 1,350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,116,500	2,116,500	2,116,500	1,527,765	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	50,416	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,132,900	2,132,900	2,132,900	1,578,181	1,578,181	1,578,181	

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45-006-770-013-00	2022 Est. T.C.V.	MCLAUGHLIN EDWARD LIVING TRUST
Property Class: 408		6796 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	96.06	614.00	0.9998	1.0069	15000	100	1,450,588
96 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,450,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1981

(11) Heating System: Forced Heat & Cool
Ground Area = 2331 SF Floor Area = 4682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,081		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	126		
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Overhang	1270		
Total:				537,584	376,308

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Deck

Treated Wood	492	6,854	4,798
Treated Wood	336	5,339	3,737

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-2,697	-1,888
Door Opener	2	1,182	827
Base Cost	1270	60,096	42,067

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Exterior 2 Story	1	8,947	6,263
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Totals: 638,815 447,169

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 894,338

2022 Est. T.C.V. 006-770-013-00 = 2,349,926
Est. TCV/Total Floor Area = 501.91, Most recent sale 01/10/1981 for 69,500
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-770-013-00

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1,267,600	1,267,600	1,267,600	364,160	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	-92,600	0	0	12,017
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	1,175,000	1,175,000	1,175,000	376,177	376,177
					PRE/MBT

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45-006-770-014-00	2022 Est. T.C.V.	HESTON WILLIAM A & JANET E
Property Class: 408		6788 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	96.06	620.00	0.9998	1.0099	15000	100		1,454,826
96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value =								1,454,826

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.57	396	50	3,875

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				5,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1552 SF Floor Area = 1552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,552		
Total:				187,302	121,738

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	224	7,437	4,834
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Deck

Treated Wood	576	7,171	4,661
Treated Wood	212	3,725	2,421
Treated Wood	530	6,789	4,413

Built-Ins

Appliance Allow.	1	2,394	1,556
Sauna	1	5,746	3,735

Fireplaces

Exterior 1 Story	1	5,635	3,663
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	144	6,258	4,068
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Totals: 246,988 160,534

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 321,068

2022 Est. T.C.V. 006-770-014-00 = 1,781,269

Est. TCV/Total Floor Area = 1147.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
947,800	947,800	947,800	283,148	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-57,200	0	0	9,343	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	890,600	890,600	890,600	292,491	292,491	292,491

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DB: 2022Ga

45-006-775-001-00	2022 Est. T.C.V.	LAMOTT WILLIAM L & ANN M
Property Class: 407		1 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	162,917	130,334

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880
3 Fixture Bath	1	5,911

Porches		
WCP (1 Story)	76	4,467

Deck		
Treated Wood	55	1,706

Balcony		
Wood Balcony	127	5,432
Wood Balcony	60	2,566

Water/Sewer		
Public Water	1	1,656
Public Sewer	1	1,656

Built-Ins		
Appliance Allow.	1	3,439

Fireplaces		
Interior 1 Story	1	5,984

Totals: 197,614 158,093

Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 366,776

2022 Est. T.C.V. 006-775-001-00 = 426,776

Est. TCV/Total Floor Area = 317.07

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,100	175,100	175,100	113,739	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	38,300	0	3,753	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,400	213,400	213,400	117,492	117,492	0	

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Valuation Report

DB: 2022Ga

45-006-775-002-00	2022 Est. T.C.V.	EDSON JANICE MAUREEN
Property Class: 407		5 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100	40,000
0.00 Total Acres Total Est. Land Value =						40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
Total:				88,479	70,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Porches					
WCP (1 Story)			68	4,158	3,326

Balcony					
Wood Balcony			137	5,859	4,687

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 1 Story			1	5,984	4,787

Totals: 119,022 95,219

Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 220,908

2022 Est. T.C.V. 006-775-002-00 = 260,908

Est. TCV/Total Floor Area = 383.69, Most recent sale 05/17/2016 for 255,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,400	107,400	107,400	107,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	0	3,544	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	110,944	110,944	0	

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45-006-775-003-00	2022 Est. T.C.V.	SCHLEIF GARY H & PATRICIA P
Property Class: 407		7 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Balcony					
Wood Balcony			154	6,587	5,270
Wood Balcony			61	2,609	2,087

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 1 Story			1	5,984	4,787

Totals:	161,131	128,905
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Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	299,060
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2022 Est. T.C.V. 006-775-003-00	=	359,060
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Est. TCV/Total Floor Area = 341.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,300	148,300	148,300	104,988	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,500	179,500	179,500	108,452	108,452	0	

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Valuation Report

DB: 2022Ga

45-006-775-004-00	2022 Est. T.C.V.	GERLACH CAROL A TRUST
Property Class: 407		11 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
H775 SHIP	60K	>1000SQFT	1 Units	60000	0.00000	100
		0.00	Total Acres		Total Est.	Land Value =
						60,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	111,697

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Porches					
WCP (1 Story)			61	3,855	3,277

Balcony					
Wood Balcony			154	6,587	5,599

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals:				162,377	138,020
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Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	320,206
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2022 Est. T.C.V. 006-775-004-00	=	380,206
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Est. TCV/Total Floor Area = 362.10, Most recent sale 07/09/2021 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,700	156,700	156,700	156,700	3.30	
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	33,400	0	0	33,400	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,100	190,100	190,100	161,871	190,100	0

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Valuation Report

DB: 2022Ga

45-006-775-005-00	2022 Est. T.C.V.	FOGARASI JOHN J & MARIYA A
Property Class: 407		3 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1 Units	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 673 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	673		
			Total:	157,029	125,623

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Porches					
WCP (1 Story)		76	4,467	3,574	

Balcony					
Wood Balcony		187	7,998	6,398	
Wood Balcony		51	2,181	1,745	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			192,201	153,761	
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Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	356,726
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2022 Est. T.C.V. 006-775-005-00	=	416,726
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Est. TCV/Total Floor Area = 309.60, Most recent sale 05/18/2001 for 375,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
171,200	171,200	171,200	171,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	37,200	0	0	5,649	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,400	208,400	208,400	176,849	176,849	0

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Valuation Report

DB: 2022Ga

45-006-775-006-00	2022 Est. T.C.V.	YOUNGBERG KARIN
Property Class: 407		6 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H775 SHIP	40K	<1000SQFT	1	Units	40000.00000	100	
		0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	88,479	70,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	

Porches					
WCP (1 Story)		68	4,158	3,326	

Balcony					
Wood Balcony		137	5,859	4,687	
Wood Balcony		46	1,967	1,574	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			115,078	92,064	
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Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	213,588
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2022 Est. T.C.V. 006-775-006-00	=	253,588
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Est. TCV/Total Floor Area = 372.92, Most recent sale 11/04/2011 for 245,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,500	104,500	104,500	104,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,300	0	0	3,448	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,800	126,800	126,800	107,948	107,948	0

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Valuation Report

DB: 2022Ga

45-006-775-007-00	2022 Est. T.C.V.	BOWERS TIMOTHY R & SARAH HOLLIS
Property Class: 407		9 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K >1000SQFT		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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	111,697

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WCP (1 Story)	61	3,855	3,277
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Balcony

Wood Balcony	154	6,587	5,599
Wood Balcony	60	2,566	2,181

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Totals: 164,943 140,201

Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 325,266

2022 Est. T.C.V. 006-775-007-00 = 385,266

Est. TCV/Total Floor Area = 366.92, Most recent sale 10/08/2021 for 545,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,100	151,100	151,100	151,100	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
8,200	33,300	0	8,200	33,300	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,600	192,600	192,600	164,286	192,600	0

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Valuation Report

DB: 2022Ga

45-006-775-008-00	2022 Est. T.C.V.	KNUPPEL PETE B & MELANIE G
Property Class: 407		13 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	61	3,855	3,084
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Balcony

Wood Balcony	154	6,587	5,270
Wood Balcony	60	2,566	2,053

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals: 169,620 135,697

Notes:

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 314,817

2022 Est. T.C.V. 006-775-008-00 = 374,817

Est. TCV/Total Floor Area = 356.97, Most recent sale 12/18/2020 for 420,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,600	154,600	154,600	154,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,800	0	0	5,101	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,400	187,400	187,400	159,701	159,701	0	

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Valuation Report

DB: 2022Ga

45-006-775-009-00	2022 Est. T.C.V.	PIKE JOHN C & CRISTI L
Property Class: 407		15 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
2nd on Same Stack	1	4,677	3,742

Totals:	167,741	134,193
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Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	311,328
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2022 Est. T.C.V. 006-775-009-00	=	371,328
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Est. TCV/Total Floor Area = 353.65, Most recent sale 09/26/2019 for 312,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,200	153,200	153,200	153,200	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,500	0	5,055	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,700	185,700	185,700	158,255	158,255	0

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Valuation Report

DB: 2022Ga

45-006-775-010-00	2022 Est. T.C.V.	LONG LELAND JULIA TRUST
Property Class: 407		19 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
H775 SHIP	60K	>1000SQFT	1	Units	60000.00000	100
		0.00	Total Acres		Total Est.	Land Value =
						60,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Porches					
WCP (1 Story)			63	3,944	3,155

Balcony					
Wood Balcony			168	7,185	5,748

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 1 Story			1	5,984	4,787

Totals:				163,064	130,451
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Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	302,646
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2022 Est. T.C.V. 006-775-010-00	=	362,646
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Est. TCV/Total Floor Area = 345.38, Most recent sale 01/17/1997 for 159,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,800	149,800	149,800	122,861	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	4,054	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,300	181,300	181,300	126,915	126,915	0

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Valuation Report

DB: 2022Ga

45-006-775-011-50	2022 Est. T.C.V.	BENSON WHITELAW FAMILY TRUST
Property Class: 407		23 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 163,064 130,451

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 302,646

2022 Est. T.C.V. 006-775-011-50 = 362,646

Est. TCV/Total Floor Area = 345.38, Most recent sale 03/17/2014 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,800	149,800	149,800	149,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	4,943	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,300	181,300	181,300	154,743	154,743	0

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Valuation Report

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45-006-775-012-00	2022 Est. T.C.V.	WHEAT FAMILY REVOCABLE TRUST
Property Class: 407		27 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 163,064 130,451

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 302,646

2022 Est. T.C.V. 006-775-012-00 = 362,646

Est. TCV/Total Floor Area = 345.38, Most recent sale 09/05/2014 for 325,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,800	149,800	149,800	149,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	4,943	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,300	181,300	181,300	154,743	154,743	0

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Valuation Report

DB: 2022Ga

45-006-775-013-00	2022 Est. T.C.V.	HALLGREN FAMILY TRUST
Property Class: 407		17 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1	Units	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Porches					
WCP (1 Story)		63	3,944	3,155	

Balcony					
Wood Balcony		168	7,185	5,748	
Wood Balcony		60	2,566	2,053	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			165,630	132,504	
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Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	307,409
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2022 Est. T.C.V. 006-775-013-00	=	367,409
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Est. TCV/Total Floor Area = 349.91, Most recent sale 11/17/2000 for 287,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,600	151,600	151,600	151,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,100	0	0	5,002	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,700	183,700	183,700	156,602	156,602	0

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Valuation Report

DB: 2022Ga

45-006-775-014-00	2022 Est. T.C.V.	DEL ROSE MICHAEL S & MICHELE D
Property Class: 407		21 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K >1000SQFT		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 1978
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	139,736	111,789

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Porches					
WCP (1 Story)			63	3,944	3,155

Balcony					
Wood Balcony			168	7,185	5,748
Wood Balcony			60	2,566	2,053

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 1 Story			1	5,984	4,787

Totals: 173,957 139,166

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 322,865

2022 Est. T.C.V. 006-775-014-00 = 382,865

Est. TCV/Total Floor Area = 364.63, Most recent sale 01/19/2021 for 420,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,800	157,800	157,800	157,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,600	0	0	33,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,400	191,400	191,400	163,007	191,400	0

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Valuation Report

DB: 2022Ga

45-006-775-015-00	2022 Est. T.C.V.	CARTWRIGHT MARY L TRUST
Property Class: 407		25 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
Wood Balcony	60	2,566	2,053

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals:	165,630	132,504
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Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	307,409
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2022 Est. T.C.V. 006-775-015-00	=	367,409
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Est. TCV/Total Floor Area = 349.91, Most recent sale 06/30/2014 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,600	151,600	151,600	151,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,100	0	0	5,002	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,700	183,700	183,700	156,602	156,602	0

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Valuation Report

DB: 2022Ga

45-006-775-016-00	2022 Est. T.C.V.	WORTH DANIEL & MARGARET
Property Class: 407		29 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	139,736	111,789

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
Wood Balcony	60	2,566	2,053

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 173,957 139,166

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 322,865

2022 Est. T.C.V. 006-775-016-00 = 382,865

Est. TCV/Total Floor Area = 364.63, Most recent sale 09/04/2012 for 274,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
157,800	157,800	157,800	157,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,600	0	0	5,207	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,400	191,400	191,400	163,007	163,007	0

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Valuation Report

DB: 2022Ga

45-006-775-017-00	2022 Est. T.C.V.	HOISINGTON DAVID H & KATHI JO
Property Class: 407		31 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	60K >1000SQFT		1 Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 163,064 130,451

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 302,646

2022 Est. T.C.V. 006-775-017-00 = 362,646

Est. TCV/Total Floor Area = 345.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,800	149,800	149,800	104,988	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,500	0	0	3,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,300	181,300	181,300	108,452	108,452	0	

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DB: 2022Ga

45-006-775-018-00	2022 Est. T.C.V.	TROPMAN JOHN E & PENELOPE S
Property Class: 407		35 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000.00000	100	40,000
0.00 Total Acres Total Est. Land Value =						40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
Total:				88,479	70,785

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,504

Porches		
WCP (1 Story)	68	4,158 3,326

Balcony		
Wood Balcony	137	5,859 4,687

Water/Sewer		
Public Water	1	1,656 1,325
Public Sewer	1	1,656 1,325

Built-Ins		
Appliance Allow.	1	3,439 2,751

Fireplaces		
Interior 1 Story	1	5,984 4,787

Totals: 113,111 90,490

Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 209,937

2022 Est. T.C.V. 006-775-018-00 = 249,937

Est. TCV/Total Floor Area = 367.55, Most recent sale 02/28/2018 for 275,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
103,100	103,100	103,100	103,100	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,900	0	0	3,402	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,000	125,000	125,000	106,502	106,502	0

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Valuation Report

DB: 2022Ga

45-006-775-019-00	2022 Est. T.C.V.	LOVASZ J RONALD TRUST
Property Class: 407		37 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total	Est.	Land Value	=	40,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	88,479	70,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Porches					
WCP (1 Story)		68	4,158	3,326	

Deck					
Treated Wood		55	1,706	1,365	

Balcony					
Wood Balcony		137	5,859	4,687	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			120,728	96,584	
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Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	224,075
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2022 Est. T.C.V. 006-775-019-00	=	264,075
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Est. TCV/Total Floor Area = 388.35

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,700	108,700	108,700	78,739	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,300	0	2,598	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,000	132,000	132,000	81,337	81,337	0

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Valuation Report

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45-006-775-020-00	2022 Est. T.C.V.	CARLSON ELIZABETH & WALDECK LYNDA
Property Class: 407		39 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H775 SHIP	60K	>1000SQFT	1	Units	60000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	162,917	130,334

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Porches					
WCP (1 Story)		76	4,467	3,574	

Balcony					
Wood Balcony		187	7,998	6,398	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			195,908	156,727	
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Notes: 1ST FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	363,607
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2022 Est. T.C.V. 006-775-020-00	=	423,607
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Est. TCV/Total Floor Area = 314.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,900	173,900	173,900	113,739	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	37,900	0	0	3,753	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
211,800	211,800	211,800	117,492	117,492	0	

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DB: 2022Ga

45-006-775-021-00	2022 Est. T.C.V.	SCHUESSLER FAMILY TRUST
Property Class: 407		33 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	1	Units	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 1978
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	131,409	105,127

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	63	3,944	3,155
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Balcony

Wood Balcony	168	7,185	5,748
Wood Balcony	60	2,566	2,053

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals: 165,630 132,504

Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV: 307,409

2022 Est. T.C.V. 006-775-021-00 = 367,409

Est. TCV/Total Floor Area = 349.91, Most recent sale 01/11/2008 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,600	151,600	151,600	151,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,100	0	0	5,002	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,700	183,700	183,700	156,602	156,602	0

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45-006-775-022-00	2022 Est. T.C.V.	SCHABES PAMELA L TRUST
Property Class: 407		36 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	40K	<1000SQFT	1 Units	40000	0.00000	100		40,000
		0.00	Total Acres		Total Est.	Land Value =		40,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	88,479	70,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	

Porches					
WCP (1 Story)		67	4,116	3,293	

Balcony					
Wood Balcony		137	5,859	4,687	
Wood Balcony		46	1,967	1,574	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals:			115,036	92,031	
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Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	213,512
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2022 Est. T.C.V. 006-775-022-00	=	253,512
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Est. TCV/Total Floor Area = 372.81, Most recent sale 01/10/2014 for 283,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,500	104,500	104,500	104,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,300	0	0	3,448	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,800	126,800	126,800	107,948	107,948	0

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Valuation Report

DB: 2022Ga

45-006-775-023-00	2022 Est. T.C.V.	DOUGHTY CLARK G & CLAUDIA A
Property Class: 407		38 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H775 SHIP	40K <1000SQFT		1 Units	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	88,479	70,785

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Porches					
WCP (1 Story)			67	4,116	3,293

Balcony					
Wood Balcony			137	5,859	4,687
Wood Balcony			46	1,967	1,574

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 1 Story			1	5,984	4,787

Totals:	120,947	96,760
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Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	224,483
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2022 Est. T.C.V. 006-775-023-00	=	264,483
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Est. TCV/Total Floor Area = 388.95, Most recent sale 01/23/2019 for 260,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,800	108,800	108,800	108,800	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	3,590	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,200	132,200	132,200	112,390	112,390	0

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Valuation Report

DB: 2022Ga

45-006-775-024-00	2022 Est. T.C.V.	LEFLEIN JEFFREY & LAURIE
Property Class: 407		41 SHIP WATCH
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	60K	>1000SQFT	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 1978
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	162,917	130,334

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Porches

WCP (1 Story)	76	4,467	3,574
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Balcony

Wood Balcony	187	7,998	6,398
Wood Balcony	51	2,181	1,745

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
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Totals:	202,049	161,640
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Notes: 2ND FLR

ECF (H775 SHIP WATCH CONDOS) 2.320 => TCV:	375,005
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2022 Est. T.C.V. 006-775-024-00	=	435,005
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Est. TCV/Total Floor Area = 323.18, Most recent sale 05/15/2009 for 330,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
178,400	178,400	178,400	178,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,100	0	0	5,887	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,500	217,500	217,500	184,287	184,287	0

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Valuation Report

DB: 2022Ga

45-006-778-001-00	2022 Est. T.C.V.	VASIU SAMUEL II & ELIZABETH A TRUST
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H778 SHORE APPURTENANCE			1 Units	120000.00000	100		
	0.00	Total Acres			Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	17,247

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	210,823	22,768
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 43,259

2022 Est. T.C.V. 006-778-001-00 = 163,259

Est. TCV/Total Floor Area = 148.69, Most recent sale 12/31/2021 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,900	75,900	75,900	75,900	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,504	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,600	81,600	81,600	78,404	78,404	0

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Valuation Report

DB: 2022Ga

45-006-778-001-10	2022 Est. T.C.V.	MARINOS PAUL & TAMMY
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-10 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 10/19/2000 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	2,484	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-001-20	2022 Est. T.C.V.	BERNTH BRIAN F & LINDA L
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-20 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 07/22/2015 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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Valuation Report

DB: 2022Ga

45-006-778-001-30	2022 Est. T.C.V.	KNAPP KATHLEEN R ET AL
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-30 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 10/18/2000 for 360,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,484	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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Valuation Report

DB: 2022Ga

45-006-778-001-40	2022 Est. T.C.V.	INCHAUSTEGUI MARIO F TRUST
Property Class: 407		1 SHORESIDE 1E
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-40 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 09/17/2004 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-001-50	2022 Est. T.C.V.	BRENNAN THOMAS S & MARGARET A
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-50 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 03/16/2018 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,484	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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45-006-778-001-60	2022 Est. T.C.V.	MARINOS PAUL & TAMMY
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-60 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 10/18/2000 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-001-70	2022 Est. T.C.V.	CHAPIN RICHARD E LIVING TRUST
Property Class: 407		1 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
------------------	---	-------	-----

Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-001-70 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 10/18/2000 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-002-00	2022 Est. T.C.V.	KANDLER WILLIAM C & DEBRA A TRUST
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-00 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 06/07/2007 for 220,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-002-10	2022 Est. T.C.V.	KENDZICKY DANA A TRUST
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-10 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 05/04/2021 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	5,700	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	80,800	0	

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Valuation Report

DB: 2022Ga

45-006-778-002-20	2022 Est. T.C.V.	GROVE GEORGE A & BEVERLY R
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-20 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 09/13/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-002-30	2022 Est. T.C.V.	RICH CINEY J & JANET A
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	202,480	21,867
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-30 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 11/09/2000 for 123,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-002-40	2022 Est. T.C.V.	KENNEDY LAWRENCE R
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H778 SHORE APPURTENANCE			1 Units	120000.00000	100		
	0.00	Total Acres			Total Est.	Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls B-10 Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	158,421	17,112

Other Additions/Adjustments

Recreation Room	690	18,085	1,953
Basement, Outside Entrance, Below Grade	1	3,684	398

Plumbing

Average Fixture(s)	1	2,867	310
3 Fixture Bath	1	9,044	977
2 Fixture Bath	1	6,029	651

Porches

WCP (1 Story)	35	2,779	300
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Deck

Treated Wood	144	3,188	344
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Water/Sewer

Public Water	1	1,903	206
Public Sewer	1	1,903	206

Built-Ins

Appliance Allow.	1	5,926	640
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Fireplaces

Interior 2 Story	1	8,308	897
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Totals: 222,137 23,994

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 45,589

2022 Est. T.C.V. 006-778-002-40 = 165,589

Est. TCV/Total Floor Area = 153.61, Most recent sale 03/08/2019 for 168,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,000	77,000	77,000	77,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,800	0	0	2,541	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,800	82,800	82,800	79,541	79,541	0

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Valuation Report

DB: 2022Ga

45-006-778-002-50	2022 Est. T.C.V.	INCHAUSTEGUI MARIO F TRUST
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-50 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 12/15/2009 for 177,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-002-60	2022 Est. T.C.V.	MASNYJ MICHAEL W
Property Class: 407		2 SHORESIDE G
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-60 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 12/04/2020 for 162,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-002-70	2022 Est. T.C.V.	BENSON TRUST
Property Class: 407		2 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	
	0.00	Total Acres		Total Est.	Land Value =	120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-002-70 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 12/04/2020 for 161,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-003-00	2022 Est. T.C.V.	MACFARLAND PHILIP J & CAROLE E
Property Class: 407		3 SHORESIDE A
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H778 SHORE APPURTENANCE			1 Units	120000.00000	100		
	0.00	Total Acres			Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-00 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 11/13/2020 for 153,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-003-10	2022 Est. T.C.V.	WERTENBERGER JAMES ET AL
Property Class: 407		3 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
------------------	---	-------	-----

Fireplaces

Interior 2 Story	1	7,349	794
------------------	---	-------	-----

Totals:	202,480	21,867
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-10 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 07/28/2005 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-003-20	2022 Est. T.C.V.	WERTENBERGER JAMES & WERTENBERGER J
Property Class: 407		3 SHORESIDE 3C
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes: FRACTIONAL

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-20 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 10/31/2014 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-003-30	2022 Est. T.C.V.	KRAAY CHRISTINE R
Property Class: 407		3 SHORESIDE 3D
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-30 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 10/23/2009 for 169,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-003-40	2022 Est. T.C.V.	KRAMER MAX A & ANN M TRUST
Property Class: 407		3 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-40 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 12/11/2000 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	75,100	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,478	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	77,578	77,578	0

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Valuation Report

DB: 2022Ga

45-006-778-003-50	2022 Est. T.C.V.	HANKEE WILLIAMM L & NANCY M
Property Class: 407		3 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-50 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 10/29/2009 for 165,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-003-60	2022 Est. T.C.V.	FLANAGAN ANTHONY C & RACHELLE E
Property Class: 407		3 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-60 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 03/31/2004 for 230,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-003-70	2022 Est. T.C.V.	EGELAND ERIC W & LAURIE J DAY
Property Class: 407		3 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	151,590	16,371

Other Additions/Adjustments

Recreation Room	690	16,312	1,762
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 202,480 21,867

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 41,547

2022 Est. T.C.V. 006-778-003-70 = 161,547

Est. TCV/Total Floor Area = 149.86, Most recent sale 09/21/2007 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	75,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,800	80,800	80,800	77,578	77,578	0	

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Valuation Report

DB: 2022Ga

45-006-778-004-00	2022 Est. T.C.V.	DUPAY SUSAN & STEVEN
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes: END UNIT

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-00 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 08/22/2014 for 187,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,484	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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Valuation Report

DB: 2022Ga

45-006-778-004-10	2022 Est. T.C.V.	FIORONI J JOSEPH & LYNETTE
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
-----------------	-----	--------	-------

Basement, Outside Entrance, Below Grade	1	3,109	336
---	---	-------	-----

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-10 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 07/23/2004 for 255,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	2,484	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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Valuation Report

DB: 2022Ga

45-006-778-004-20	2022 Est. T.C.V.	PAMELA S FUHRIG TRUST
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-20 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 08/10/2010 for 205,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-004-30	2022 Est. T.C.V.	SCHMIDT WILLIAM C & BETHANY A TRUST
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-30 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 11/01/2002 for 245,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-004-40	2022 Est. T.C.V.	KIRSHENBAUM DAVID & ELAINE
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,014 22,140

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-40 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 12/29/2000 for 128,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	2,484	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-004-50	2022 Est. T.C.V.	ROSS TIMOTHY W & DIANE A
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
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Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-50 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 01/05/2001 for 128,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,000	81,000	81,000	77,784	77,784	0

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Valuation Report

DB: 2022Ga

45-006-778-004-60	2022 Est. T.C.V.	KOOP CATHY S REVOCABLE TRUST
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	700	16,548	1,787
-----------------	-----	--------	-------

Basement, Outside Entrance, Below Grade	1	3,109	336
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
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Deck

Treated Wood	144	3,059	330
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Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals:	205,014	22,140
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Notes: END UNIT

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,066

2022 Est. T.C.V. 006-778-004-60 = 162,066

Est. TCV/Total Floor Area = 147.60, Most recent sale 02/19/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,484	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	77,784	77,784	0	

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Valuation Report

DB: 2022Ga

45-006-778-004-70	2022 Est. T.C.V.	VONFOERSTER STEPHEN & KATHERINE
Property Class: 407		4 SHORESIDE
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	153,888	16,619

Other Additions/Adjustments

Recreation Room	732	17,304	1,869
Basement, Outside Entrance, Below Grade	1	3,109	336

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

WCP (1 Story)	35	2,559	276
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	330
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
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Fireplaces

Interior 2 Story	1	7,349	794
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Totals: 205,770 22,222

Notes:

ECF (H778 SHORESIDE CONDOS FRACTIONAL) 1.900 => TCV: 42,222

2022 Est. T.C.V. 006-778-004-70 = 162,222

Est. TCV/Total Floor Area = 147.74, Most recent sale 08/30/2018 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,400	75,400	75,400	75,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	2,488	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,100	81,100	81,100	77,888	77,888	0	

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Valuation Report

DB: 2022Ga

45-006-779-001-00	2022 Est. T.C.V.	ROY BRYAN & NATALLE
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H779.SHORESIDE NORTH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H779 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-00 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 06/18/2021 for 220,985

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,200	69,200	69,200	37,681	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
14,300	300	14,300	31,819	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-001-10	2022 Est. T.C.V.	FOX LEO & DIANNA
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-10 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 06/18/2021 for 218,695

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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DB: 2022Ga

45-006-779-001-20	2022 Est. T.C.V.	KAPRAUN WILLIAM F & ELIZABETH TRUST
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-20 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 06/17/2021 for 222,130

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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45-006-779-001-30	2022 Est. T.C.V.	CARDWELL DOYLE S & COLLEEN A
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-30 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 07/01/2021 for 219,840

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

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45-006-779-001-40	2022 Est. T.C.V.	CARDWELL DOYLE S & COLLEEN A
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-40 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 07/01/2021 for 219,840

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-001-50	2022 Est. T.C.V.	BUNDY ELLIOTT & KRISTIN
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-50 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 06/29/2021 for 223,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-001-60	2022 Est. T.C.V.	WALKER DAVID E & JENNIFER L
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-60 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 07/01/2021 for 223,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-001-70	2022 Est. T.C.V.	POWERS JEFF ALLAN & MARY ROSE
Property Class: 401		1 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-001-70 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 06/17/2021 for 222,130

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,681	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,224	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-00	2022 Est. T.C.V.	TURNER SANDRA V TRUST
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-00 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/04/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-10	2022 Est. T.C.V.	BAUMEL MICHAEL & MARIA
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-10 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/04/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-20	2022 Est. T.C.V.	BOLTER ALAN & MANDY
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-20 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 07/01/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-30	2022 Est. T.C.V.	CATA MICHAEL & SARAH
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-30 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/04/2021 for 183,330

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-40	2022 Est. T.C.V.	CATA CEFERINO & ANNE
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-40 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/04/2021 for 183,330

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-50	2022 Est. T.C.V.	ROSKOWSKI STEVEN J & JOANNE K
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-50 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/04/2021 for 183,330

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-60	2022 Est. T.C.V.	KLOTS CYNTHIA
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-60 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 07/02/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,400	0	0	45,919	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	38,821	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-002-70	2022 Est. T.C.V.	HRYCIUK ROBERT G
Property Class: 401		2 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-002-70 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 07/12/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,581	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,819	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,921	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-00	2022 Est. T.C.V.	HANNAH THOMAS J & THERESE A
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-00 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 06/25/2021 for 184,275

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-10	2022 Est. T.C.V.	REEMS RONDA
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-10 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 183,330

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-20	2022 Est. T.C.V.	REEMS RONDA
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-20 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 183,330

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,100	64,100	64,100	37,580	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,400	0	0	45,920	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,500	83,500	83,500	38,820	83,500	0

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Valuation Report

DB: 2022Ga

45-006-779-003-30	2022 Est. T.C.V.	DEFOREST & SMITH FAMILY TRUST
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-30 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 180,495

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-40	2022 Est. T.C.V.	BOZELL RALPH & MARY
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-40 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 182,385

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-50	2022 Est. T.C.V.	HARABURDA KENNETH & SANDRA
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-50 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 182,385

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-60	2022 Est. T.C.V.	LAUGHLIN LYNN V TRUST
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-60 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 182,385

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-003-70	2022 Est. T.C.V.	BUZZITTA JOSEPH & SUSAN
Property Class: 401		3 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	157,298	18,687

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 208,259 24,740

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,006

2022 Est. T.C.V. 006-779-003-70 = 167,006

Est. TCV/Total Floor Area = 154.92, Most recent sale 05/13/2021 for 189,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,100	64,100	64,100	37,580	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,100	5,300	0	14,100	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	52,920	83,500	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-00	2022 Est. T.C.V.	ALLEN ROBERT M & CYNTHIA M
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	713	16,855	2,002
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 211,130 25,082

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,656

2022 Est. T.C.V. 006-779-004-00 = 167,656

Est. TCV/Total Floor Area = 152.69, Most recent sale 04/28/2021 for 218,695

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-10	2022 Est. T.C.V.	SMITH DAVID K & CAROL S
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
------------------	---	-------	-----

Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-10 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/28/2021 for 220,985

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-20	2022 Est. T.C.V.	FIORONI J JOSEPH & LYNETTE LEE
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
H778 SHORE APPURTENANCE			1 Units	120000.00000	100		
	0.00	Total Acres		Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-20 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/28/2021 for 218,695

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-30	2022 Est. T.C.V.	FLEMING KATHLEEN B TRUST
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres			Total Est. Land Value =			120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-30 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/28/2021 for 220,985

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-40	2022 Est. T.C.V.	BUZZITTA JOSEPH & SUSAN
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-40 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 07/12/2021 for 240,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-50	2022 Est. T.C.V.	WATSON DOUGLAS M & JACQUELINE N
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-50 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/28/2021 for 220,985

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
14,300	5,300	14,300	31,820	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-60	2022 Est. T.C.V.	STRENG PHILIP JAMES TRUST
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100	120,000
	0.00	Total Acres		Total Est. Land Value =		120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
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Deck

Treated Wood	144	3,059	363
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Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-60 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/28/2021 for 218,695

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-779-004-70	2022 Est. T.C.V.	BEARDSLEE DANIEL B & SUSAN H
Property Class: 401		4 SHORESIDE NORTH
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APPURTANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE APPURTENANCE			1 Units	120000.00000	100			120,000
	0.00	Total Acres		Total Est. Land Value =				120,000

Cost Est. for Res. Bldg: 1 Duplex CONDOMINIUM Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	159,697	18,973

Other Additions/Adjustments

Recreation Room	693	16,383	1,946
Basement, Outside Entrance, Below Grade	1	3,109	369

Plumbing

Average Fixture(s)	1	1,880	223
3 Fixture Bath	1	5,911	702
2 Fixture Bath	1	3,960	470

Porches

WCP (1 Story)	35	2,559	304
---------------	----	-------	-----

Deck

Treated Wood	144	3,059	363
--------------	-----	-------	-----

Water/Sewer

Public Water	1	1,656	197
Public Sewer	1	1,656	197

Built-Ins

Appliance Allow.	1	3,439	409
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Fireplaces

Interior 2 Story	1	7,349	873
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Totals: 210,658 25,026

Notes:

ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 1.900 => TCV: 47,549

2022 Est. T.C.V. 006-779-004-70 = 167,549

Est. TCV/Total Floor Area = 152.59, Most recent sale 04/30/2021 for 218,695

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	37,680	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,300	5,300	0	14,300	31,820	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	53,223	83,800	0	

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Valuation Report

DB: 2022Ga

45-006-780-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		
Map #: 57	GLEN ARBOR TOWNSHIP	,

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

2022 Est. T.C.V. 006-780-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-785-001-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 202		1 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
	100.00	175.00	1.0000	0.0000	0	100*	Value
	35.00	175.00	1.0000	0.0000	0	100*	0
HOMESTEAD	\$5.00/PSF		23610	SqFt	5.00000	100	118,048
* denotes lines that do not contribute to the total acreage calculation.							
135 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value = 118,048

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	15000	50	20,100
Total Estimated Land Improvements True Cash Value =				20,100

2022 Est. T.C.V. 006-785-001-00 = 138,148

Est. TCV/Total Floor Area = 125.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,200	68,200	68,200	26,298	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	867	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,100	69,100	69,100	27,165	27,165	0	

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Valuation Report

DB: 2022Ga

45-006-785-002-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 202		2 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
	130.00	176.00	1.0000	0.0000	0	100*	
HOMESTEAD	\$5.00/PSF		22880	SqFt	5.00000	100	
* denotes lines that do not contribute to the total acreage calculation.							Value
130 Actual Front Feet, 0.53 Total Acres							114,400
Total Est. Land Value =							114,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.33	15000	50	17,475
Total Estimated Land Improvements True Cash Value =				17,475

2022 Est. T.C.V. 006-785-002-00 = 131,875

Est. TCV/Total Floor Area = 120.10

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,200	65,200	65,200	26,298	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	867	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	27,165	27,165	0	

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Valuation Report

DB: 2022Ga

45-006-785-003-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		3 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	164.00	1.0000	0.0000	0	100*		0
HOMESTEAD \$5.00/PSF		21320	SqFt	5.00000	100			106,600
* denotes lines that do not contribute to the total acreage calculation.								
130 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value = 106,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.03	100	80	1,122
D/W/P: Asphalt Paving	2.64	1100	80	2,323
Total Estimated Land Improvements True Cash Value =				3,445

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: THE WARMERY

Costs are taken from the Visitor Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 68

Base Rate for Upper Floors = 129.62

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.83 100%
Adjusted Square Foot Cost for Upper Floors = 154.45

Total Floor Area: 264 Base Cost New of Upper Floors = 40,775

Reproduction/Replacement Cost = 40,775
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 21,611

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj.	Adj.
Total Cost New =					0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SKIL/POM1000250H	114.29	100	1.00	100	11,429

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 44,835
Replacement Cost/Floor Area= 197.74 Est. TCV/Floor Area= 169.83

Total Estimated True Cash Value of Commercial/Industrial Buildings = 44,835

2022 Est. T.C.V. 006-785-003-00 = 154,880

Est. TCV/Total Floor Area = 586.67

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,600	75,600	75,600	20,173	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	665	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	20,838	20,838	0	

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45-006-785-004-00	2022 Est. T.C.V.	GIZA GEORGE A & PATRICIA TRUST
Property Class: 401		4 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	120.00	158.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 100K			1 Units	100000.00000	100			100,000
120 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.74	63	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 2163 SF Floor Area = 2163 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,163		
			Total:	336,801	235,761

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,176
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Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	2	11,822	8,275

Porches

CPP	112	2,425	1,697
CGEP (1 Story)	260	17,090	11,963

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	810	38,969	27,278
Common Wall: 1 Wall	1	-2,294	-1,606
Door Opener	2	1,182	827

Water/Sewer

Public Water	1	1,656	1,159
Public Sewer	1	1,656	1,159

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Prefab 1 Story	2	6,344	4,441
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Totals: 424,079 296,853

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 400,752

2022 Est. T.C.V. 006-785-004-00 = 503,252

Est. TCV/Total Floor Area = 232.66

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
247,000	247,000	247,000	166,644	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	5,499	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,600	251,600	251,600	172,143	172,143	0

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45-006-785-005-00	2022 Est. T.C.V.	HUDSPETH JOHN T & BELYNDA S
Property Class: 401		5 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	115.00	167.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 100K			1 Units	100000.00000	100			100,000
115 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	38.85	64	50	1,243

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,743

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1409 SF Floor Area = 2878 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,409		
1 Story	Siding	Overhang	60		
		Total:		351,958	281,567

Other Additions/Adjustments

Exterior				
Stone Veneer	210	8,474	6,779	

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Porches

CPP	42	1,080	864
CGEP (1 Story)	168	12,469	9,975

Deck

Treated Wood	184	3,603	2,882
Treated Wood	140	3,004	2,403

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	30,545	24,436
Door Opener	2	1,182	946

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
Prefab 2 Story	1	3,921	3,137

Totals: 447,998 358,399

Notes:

Parcel Number: 45-006-785-005-00

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ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 483,839

2022 Est. T.C.V. 006-785-005-00 = 587,582

Est. TCV/Total Floor Area = 204.16, Most recent sale 06/14/2013 for 470,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,200	287,200	287,200	258,361	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	8,525	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,800	293,800	293,800	266,886	266,886	0	

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45-006-785-006-00	2022 Est. T.C.V.	DUDEK HILLARY R TRUST
Property Class: 401		6 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	112.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 100K			1 Units	100000.00000	100			100,000
112 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1792 SF Floor Area = 1792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	292,176	277,568

Other Additions/Adjustments

Recreation Room	785	18,557	17,629
Exterior			
Brick Veneer	200	3,546	3,369
Stone Veneer	40	1,614	1,533
Basement, Outside Entrance, Below Grade	1	3,109	2,954

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	2	11,822	11,231

Porches

CCP (1 Story)	137	4,180	3,971
WGEP (1 Story)	144	13,018	12,367
WPP	175	4,610	4,379

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	691	37,404	35,534
Common Wall: 1 Wall	1	-2,697	-2,562
Door Opener	2	1,182	1,123

Water/Sewer

Public Water	1	1,656	1,573
Public Sewer	1	1,656	1,573

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Local Cost Items

GENERATOR	1	3,000	2,850
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Totals: 403,324 383,158

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 517,263

2022 Est. T.C.V. 006-785-006-00 = 619,763

Est. TCV/Total Floor Area = 345.85, Most recent sale 11/11/2011 for 108,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
302,700	302,700	302,700	267,052	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	8,812	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,900	309,900	309,900	275,864	275,864	275,864	

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45-006-785-007-00	2022 Est. T.C.V.	ST JOHN QUINTON TRUST
Property Class: 401		7 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	116.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 100K			1 Units	100000.00000	100			100,000
116 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1985

(11) Heating System: Forced Heat & Cool
Ground Area = 2447 SF Floor Area = 2447 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,447		
			Total:	374,719	299,776

Other Additions/Adjustments

Recreation Room	2270	53,663	26,831
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Deck

Treated Wood	112	2,565	2,052
Treated Wood	232	4,202	3,362

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	24,702
Door Opener	2	1,182	946

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	2	11,968	9,574
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Porches

CPP	14	383	306
CPP	18	492	394

Totals: 503,613 386,793

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCv: 522,171

Parcel Number: 45-006-785-007-00

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2022	Est. T.C.V.	006-785-007-00	=	624,671		
Est. TCV/Total Floor Area = 255.28, Most recent sale 10/04/2012 for 495,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	304,800	304,800	304,800	278,745	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	9,198	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	312,300	312,300	312,300	287,943	287,943	0

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45-006-785-008-00	2022 Est. T.C.V.	FINDER MARGARET P 2003 TRUST
Property Class: 401		8 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	110.00	171.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
110 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1500	0	0
D/W/P: Patio Blocks	16.32	300	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1124 SF Floor Area = 1124 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
			Total:	187,598	138,823

Other Additions/Adjustments

Recreation Room	956	22,600	22,600
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Plumbing

Average Fixture(s)	1	1,880	1,391
2 Fixture Bath	2	7,921	5,862

Porches

WPP	354	6,630	4,906
CGEP (1 Story)	54	5,490	4,063

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 1 Car	1	2,495	1,846
Door Opener	1	591	437

Water/Sewer

Public Water	1	1,656	1,225
Public Sewer	1	1,656	1,225

Built-Ins

Appliance Allow.	1	3,439	2,545
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Fireplaces

Wood Stove	1	3,195	2,364
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Totals: 245,151 187,287

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 252,837

2022 Est. T.C.V. 006-785-008-00 = 355,337

Est. TCV/Total Floor Area = 316.14, Most recent sale 11/16/2001 for 350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
159,100	159,100	159,100	143,094	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	4,722	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,700	177,700	177,700	147,816	147,816	0

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45-006-785-009-00	2022 Est. T.C.V.	SIEGLE RICHARD L & CARLA K
Property Class: 402		9 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	115.00	133.00	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
115 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =							100,000

2022 Est. T.C.V. 006-785-009-00 = 100,000

Est. TCV/Total Floor Area = 88.97, Most recent sale 10/14/1993 for 30,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	16,225	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	535	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	16,760	16,760	0	

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45-006-785-010-00	2022 Est. T.C.V.	SWEETING ROBERT & CHRISTINE
Property Class: 402		10 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	170.00	132.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000	0.00000	100		100,000
170 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								100,000

2022 Est. T.C.V. 006-785-010-00 = 100,000

Est. TCV/Total Floor Area = 88.97, Most recent sale 09/10/2021 for 130,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	16,225	3.30

2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		12,500	0	0	33,775	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	16,760	50,000	0

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45-006-785-011-00	2022 Est. T.C.V.	CASE JOHN J & BARBARA L
Property Class: 401		11 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	117.00	150.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
117 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1090 SF Floor Area = 2306 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,090		
0.5 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	393		
		Total:		332,028	295,507

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,673
3 Fixture Bath	1	5,911	5,261

Porches

WCP (1 Story)	296	11,254	10,016
WCP (1 Story)	168	7,980	7,102

Deck

Treated Wood	64	1,857	1,653
Treated Wood	214	3,993	3,554

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	797	41,213	36,680
Common Wall: 1 Wall	1	-2,697	-2,400
Door Opener	1	591	526

Water/Sewer

Public Water	1	1,656	1,474
Public Sewer	1	1,656	1,474

Built-Ins

Appliance Allow.	1	3,439	3,061
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Fireplaces

Direct-Vented Gas	1	3,805	3,386
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Totals: 414,566 368,967

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCv: 498,105

2022 Est. T.C.V. 006-785-011-00 = 600,605

Parcel Number: 45-006-785-011-00

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Est. TCV/Total Floor Area = 260.45, Most recent sale 08/08/2007 for 425,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,800	291,800	291,800	236,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	7,794	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,300	300,300	300,300	243,994	243,994	0	

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45-006-785-012-00	2022 Est. T.C.V.	UHEREK ROSEMAIRE & JOHN
Property Class: 401		12 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	110.00	157.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
110 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.40	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				1,425

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = 1769 SF Floor Area = 2486 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,433		
1 Story	Siding	Crawl Space	336		
		Total:		392,429	368,883

Other Additions/Adjustments

Exterior					
Stone Veneer		525	23,494	22,084	

Plumbing

Average Fixture(s)	1	2,867	2,695	
3 Fixture Bath	2	18,088	17,003	
2 Fixture Bath	1	6,029	5,667	

Water/Sewer

1000 Gal Septic	1	5,290	4,973	
Water Well, 100 Feet	1	5,664	5,324	

Porches

WCP (1 Story)	67	4,660	4,380	
WPP	42	2,178	2,047	
WPP	35	1,880	1,767	
CCP (1 Story)	192	6,323	5,944	

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	842	50,680	47,639	
Storage Over Garage	842	15,779	14,832	
Door Opener	2	1,324	1,245	

Built-Ins

Appliance Allow.	1	5,926	5,570	
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Totals: 542,611 510,053

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 688,572

2022 Est. T.C.V. 006-785-012-00 = 789,997

Est. TCV/Total Floor Area = 317.78, Most recent sale 10/08/2014 for 82,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	369,500		369,500	369,500	352,228	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		25,500	0	0	11,623	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	395,000		395,000	395,000	363,851	363,851	363,851

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45-006-785-013-00	2022 Est. T.C.V.	ERICKSON JULIE A
Property Class: 402		13 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	120.00	158.00	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =							100,000

2022 Est. T.C.V. 006-785-013-00 = 100,000

Est. TCV/Total Floor Area = 40.23, Most recent sale 06/22/2020 for 75,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	37,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	1,237	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-014-00	2022 Est. T.C.V.	ADAMS RICHARD J & NANCY C TRUST
Property Class: 401		14 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	155.00	160.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
155 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 739 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	739		
1 Story	Siding	Overhang	80		
		Total:		132,385	92,675

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	894		

Porches					
WPP	367	5,344	3,741		
WCP (1 Story)	56	2,897	2,028		

Deck					
Treated Wood	82	1,989	1,392		
Treated Wood	132	2,730	1,911		

Water/Sewer					
Public Water	1	1,293	905		
Public Sewer	1	1,293	905		

Built-Ins					
Appliance Allow.	1	2,394	1,676		

Fireplaces					
Wood Stove	1	2,208	1,546		

Totals: 153,810 107,673

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 145,359

2022 Est. T.C.V. 006-785-014-00 = 247,859

Est. TCV/Total Floor Area = 208.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	57,034	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,000	0	0	1,882	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,900	123,900	123,900	58,916	58,916	0	

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45-006-785-015-00	2022 Est. T.C.V.	FARMER POHLONSKI FAMILY TRUST
Property Class: 401		15 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	120.00	196.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
120 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	41.93	48	50	1,006

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,506

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 937 SF Floor Area = 2062 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	937		
1 Story	Siding	Overhang	140		
1 Story	Siding	Overhang	50		
1 Story	Siding	Overhang	701		
		Total:		241,096	156,712

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684

Porches

WPP	376	7,039	4,575
WCP (1 Story)	80	4,681	3,043

Balcony

Wood Balcony	10	430	279
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	649	35,753	23,239
Door Opener	2	1,182	768

Water/Sewer

Public Water	1	1,656	1,076
Public Sewer	1	1,656	1,076

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Interior 2 Story	2	14,698	9,554
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Totals: 325,332 211,463

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 285,475

2022 Est. T.C.V. 006-785-015-00 = 388,981

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Est. TCV/Total Floor Area = 188.64, Most recent sale 11/02/2015 for 305,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,100	175,100	175,100	168,231	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,400	0	0	5,551	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,500	194,500	194,500	173,782	173,782	0	

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45-006-785-016-01	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		16 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	160.00	285.86	1.0000	1.0000	0	100	SIZE	0
H785 SKIPP EAST SIDE 100K			1 Units	100000	0.00000	100		100,000
160 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								100,000

2022 Est. T.C.V. 006-785-016-01 = 100,000

Est. TCV/Total Floor Area = 48.50

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	37,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
50,000	0	0	38,737	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-017-01	2022 Est. T.C.V.	DROUILLARD JACOB & NICOLE
Property Class: 401		16 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SKIPPERS WOODS	105.00	307.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100			100,000
105 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	208	0	0
D/W/P: Asphalt Paving	3.12	3600	0	0
D/W/P: Asphalt Paving	3.12	2400	0	0
Wood Frame	38.85	64	50	1,243
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,243

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool
Ground Area = 2440 SF Floor Area = 5147 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	506		
2 Story	Siding	Basement	685		
2 Story	Siding	Crawl Space	635		
2 Story	Siding	Slab	400		
2 Story	Siding	Crawl Space	214		
1 Story	Siding	Overhang	123		
2 Story	Siding	Overhang	19		
2 Story	Siding	Overhang	53		
		Total:		594,467	445,848

Other Additions/Adjustments

Recreation Room	685	16,193	12,145
Basement, Outside Entrance, Below Grade	1	3,109	2,332

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	3	17,733	13,300
2 Fixture Bath	1	3,960	2,970

Porches

WPP	238	5,360	4,020
WPP	398	7,447	5,585
WPP	151	4,198	3,148
WCP (1 Story)	65	4,094	3,070

Deck

Treated Wood	65	1,871	1,403
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Balcony

Wood Balcony	35	1,506	1,129
Wood Balcony	144	6,198	4,648

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	591	443
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Basement Garage: 1.5Car	1	2,963	2,222	
Water/Sewer				
Public Water	1	1,656	1,242	
Public Sewer	1	1,656	1,242	
Built-Ins				
Appliance Allow.	2	6,878	5,158	
Fireplaces				
Prefab 2 Story	1	3,921	2,941	
Unit-in-Place Cost Items				
RES ELEVATOR	1	18,300	17,385	*95% Good
Local Cost Items				
GENERATOR	1	3,000	3,000	*100% Good
Totals:		706,981	534,641	

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 721,765

2022 Est. T.C.V. 006-785-017-01					=	833,008
Est. TCV/Total Floor Area = 161.84, Most recent sale 09/10/2021 for 842,500						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	400,596	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
416,500		0	23,100	393,400		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
416,500	416,500	416,500	436,915	416,500		0

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45-006-785-018-01	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		18 SKIPPERS WOOD
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	105.00	244.77	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
105 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =							100,000

2022 Est. T.C.V. 006-785-018-01 = 100,000

Est. TCV/Total Floor Area = 19.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	37,500	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
50,000	0	0	0	38,737	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-019-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		19 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	105.00	228.00	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
105 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =							100,000

2022 Est. T.C.V. 006-785-019-00 = 100,000

Est. TCV/Total Floor Area = 19.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	37,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	1,237	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-020-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		16 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	101.00	198.00	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
101 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	100,000

2022 Est. T.C.V. 006-785-020-00 = 100,000

Est. TCV/Total Floor Area = 19.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	37,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	0	1,237	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-021-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 402		21 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SKIPPERS WOODS	101.00	172.00	1.0000	1.0000	0	100	0
H785 SKIPP EAST SIDE 100K			1 Units	100000.00000	100		100,000
101 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	100,000

2022 Est. T.C.V. 006-785-021-00 = 100,000

Est. TCV/Total Floor Area = 19.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	37,500	37,500	37,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	0	1,237	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,000	50,000	50,000	38,737	38,737	0	

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45-006-785-022-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		22 SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	188.00	158.00	1.0000	0.0000	0	100*		0
HOMESTEAD \$5.00/PSF		29808	SqFt	5.00000	100			149,040
* denotes lines that do not contribute to the total acreage calculation.								
188 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 149,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.63	450	50	1,267
D/W/P: Asphalt Paving	2.29	2732	50	3,128
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				9,245

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991
Description of Occupancy: ACCOMODATIONS CENTER

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 2 Story Height: 8 Perimeter: 276
Overall Building Height: 10

Base Rate for Upper Floors = 82.92

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.42 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 16.42 100%
Combined Heating System adjustment: 32.84 100%
Adjusted Square Foot Cost for Upper Floors = 115.76

Total Floor Area: 4,291 Base Cost New of Upper Floors = 496,726
Reproduction/Replacement Cost = 496,726
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 278,167

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 377,472
Replacement Cost/Floor Area= 115.76 Est. TCV/Floor Area= 87.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 377,472

2022 Est. T.C.V. 006-785-022-00 = 535,757

Est. TCV/Total Floor Area = 124.86

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
253,500	253,500	253,500	105,419	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	3,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,900	267,900	267,900	108,897	108,897	0	

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45-006-785-023-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		SKIPPERS WOOD
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H785.H785 SKIPPERS WOODS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
H785 SKIPP EAST SIDE 100K			8 Units	1000000.00000	100	800,000
	0.00	Total Acres		Total Est.	Land Value =	800,000

2022 Est. T.C.V. 006-785-023-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-786-031-00	2022 Est. T.C.V.	SAML LLC
Property Class: 402		31 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	161.32	102.61	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
161 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-786-031-00 = 110,000

Est. TCV/Total Floor Area = 25.64, Most recent sale 12/19/2006 for 144,649

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	42,504	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	1,402	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	43,906	43,906	0

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45-006-786-032-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 401		32 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	95.00	293.46	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000	0.00000	100		110,000
95 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	110,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2369 SF Floor Area = 2369 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,369		
			Total:	289,740	231,768

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	4	16,078	12,862

Water/Sewer

Public Sewer	1	1,293	1,034
Water Well, 100 Feet	1	5,025	4,020

Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 315,807 252,621

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 341,038
80% Completed => Est. True Cash Value 2022 = 272,831

2022 Est. T.C.V. 006-786-032-00 = 382,831

Est. TCV/Total Floor Area = 161.60, Most recent sale 01/09/2003 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,000	122,000	122,000	106,451	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
66,100	3,300	0	66,100	3,512	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,400	191,400	191,400	176,063	176,063	0

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45-006-786-034-00	2022 Est. T.C.V.	DEAN GREGORY B FAMILY TRUST
Property Class: 401		34 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
	100.00	200.00	1.0000	1.0000	0	100	0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100		110,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1980

(11) Heating System: Forced Heat & Cool
Ground Area = 1113 SF Floor Area = 1726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,113		
1 Story	Siding	Overhang	56		
Total:				213,461	170,768

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WSEP (1 Story)	158	9,478	7,582
WPP	156	4,290	3,432
WPP	145	4,083	3,266

Deck

Treated Wood	143	3,046	2,437
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 262,160 209,727

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 283,131

2022 Est. T.C.V. 006-786-034-00 = 398,131

Est. TCV/Total Floor Area = 230.67, Most recent sale 12/16/2019 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
200,700	200,700	200,700	200,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	-1,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,100	199,100	199,100	207,323	199,100	0

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45-006-786-035-00	2022 Est. T.C.V.	TIMBERCREST LLC
Property Class: 401		35 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	116.00	187.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
116 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 778 SF Floor Area = 778 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	778		
			Total:	134,022	113,919

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,643
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Plumbing

Average Fixture(s)	1	1,880	1,598
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,542	3,011
Door Opener	2	1,182	1,005

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Totals:	150,486	127,915
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Notes: GARAGE DWELLING ABOVE

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 172,685

2022 Est. T.C.V. 006-786-035-00 = 287,685

Est. TCV/Total Floor Area = 369.78, Most recent sale 12/15/2020 for 295,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,500	144,500	144,500	144,500	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	-700	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,800	143,800	143,800	149,268	143,800	0	

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45-006-786-038-00	2022 Est. T.C.V.	ARI KHALED B & COLLEEN J
Property Class: 402		38 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	76.00	250.00	1.0000	1.0000	0	100	LOCATIOMN	0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
76 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-786-038-00 = 110,000

Est. TCV/Total Floor Area = 141.39, Most recent sale 11/08/1996 for 33,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	14,726	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	485	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	15,211	15,211	0	

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45-006-786-039-00	2022 Est. T.C.V.	BAKER MILTON & RUTHANNE
Property Class: 402		39 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	108.00	220.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
108 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-786-039-00 = 110,000

Est. TCV/Total Floor Area = 141.39

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	16,225	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	535	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	16,760	16,760	0	

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45-006-786-040-00	2022 Est. T.C.V.	MARTINEZ-PETRELLA TRUST
Property Class: 401		40 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	164.00	223.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
164 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1979

(11) Heating System: Forced Hot Water
Ground Area = 1409 SF Floor Area = 2242 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,409		
1 Story	Siding	Overhang	128		
		Total:		296,929	193,003

Other Additions/Adjustments

Basement Living Area	870	40,333	26,216
Basement, Outside Entrance, Below Grade	1	3,109	2,021

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	1	5,911	3,842
2 Fixture Bath	1	3,960	2,574

Porches

WPP	443	8,280	5,382
WPP	158	4,326	2,812

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	384	24,726	16,072
Common Wall: 1 Wall	1	-2,697	-1,753
Door Opener	1	591	384

Water/Sewer

Public Water	1	1,656	1,076
Public Sewer	1	1,656	1,076

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Prefab 1 Story	1	3,172	2,062
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Totals: 397,271 258,224

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCv: 348,602

2022 Est. T.C.V. 006-786-040-00

= 463,602

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Est. TCV/Total Floor Area = 206.78, Most recent sale 05/10/2019 for 460,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,400	223,400	223,400	223,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	7,372	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,800	231,800	231,800	230,772	230,772	0	

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45-006-786-041-00	2022 Est. T.C.V.	SIEGEL BARBARA E TRUST
Property Class: 401		41 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	146.00	225.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
146 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1756 SF Floor Area = 2195 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,756		
			Total:	318,384	254,707

Other Additions/Adjustments

Recreation Room	1795	42,434	33,947
Basement, Outside Entrance, Below Grade	1	3,109	2,487

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WCP (1 Story)	50	3,374	2,699
WPP	406	7,596	6,077

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	24,702
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Exterior 2 Story	1	8,947	7,158
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 436,068 349,455

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 471,764

Parcel Number: 45-006-786-041-00

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2022	Est. T.C.V.	006-786-041-00	=	586,764		
Est. TCV/Total Floor Area = 267.32, Most recent sale 09/28/2018 for 539,000						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	282,300	282,300	282,300	278,774	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,100	0	0	9,199	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	293,400	293,400	293,400	287,973	287,973	287,973

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45-006-786-042-00	2022 Est. T.C.V.	REILLY RAYMOND TRUST
Property Class: 401		42 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	120.00	209.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
120 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.76	264	50	2,740

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,240

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1340 SF Floor Area = 2744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,340		
1 Story	Siding	Overhang	64		
		Total:		274,009	205,547

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015
2 Fixture Bath	1	2,690	2,017

Porches

CPP	160	2,616	1,962
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Deck

Treated Wood	132	2,730	2,047
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	3	6,623	4,967
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Totals: 298,945 224,248

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 302,735

2022 Est. T.C.V. 006-786-042-00 = 416,975

Est. TCV/Total Floor Area = 151.96, Most recent sale 08/05/2008 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
201,100	201,100	201,100	145,944	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	4,816	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,500	208,500	208,500	150,760	150,760	0

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45-006-786-043-00	2022 Est. T.C.V.	REILLY RAYMOND R & VIRGINIA A ET AL
Property Class: 402		43 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	210.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.00000	100			80,000
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-786-043-00 = 80,000

Est. TCV/Total Floor Area = 29.15

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	16,225	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	535	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	16,760	16,760	0	

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45-006-786-044-00	2022 Est. T.C.V.	MULDOWNEY SUSAN K
Property Class: 401		44 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	109.00	206.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.00000	100			80,000
109 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2246 SF Floor Area = 2246 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,246		
			Total:	298,236	253,517

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	2	8,039	6,833
Separate Shower	1	1,176	1,000

Porches

CCP (1 Story)	104	2,518	2,140
CCP (1 Story)	216	4,864	4,134

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,142	2,671
Door Opener	1	473	402

Water/Sewer

Public Water	1	1,293	1,099
Public Sewer	1	1,293	1,099

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	1	2,614	2,222
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Totals: 327,319 278,237

Notes:

ECF (H785 SKIPPER WOOD HOMESTEAD) 1.350 => TCV: 375,620

2022 Est. T.C.V. 006-786-044-00 = 458,120

Est. TCV/Total Floor Area = 203.97, Most recent sale 03/08/2017 for 439,012

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,000	220,000	220,000	217,812	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	7,187	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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229,100	229,100	229,100	224,999	224,999	0
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Valuation Report

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45-006-786-045-00	2022 Est. T.C.V.	THELEN BRUCE C
Property Class: 402		45 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	107.00	190.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 110K			1 Units	110000.00000	100			110,000
107 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-786-045-00 = 110,000

Est. TCV/Total Floor Area = 48.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,000	55,000	55,000	16,225	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	535	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	16,760	16,760	0

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Valuation Report

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45-006-786-046-00	2022 Est. T.C.V.	HOLM STEPHANIE & RYAN J
Property Class: 402		46 SKIPPERS WOODS SUB
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	172.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 80K			1 Units	80000.00000	100			80,000
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-786-046-00 = 80,000

Est. TCV/Total Floor Area = 35.62, Most recent sale 10/02/2014 for 87,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	40,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	41,320	40,000	0	

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45-006-790-001-00	2022 Est. T.C.V.	RUTH CONKLIN GALLERY
Property Class: 201		6632 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	137.00	128.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		17555	SqFt	12.00000	110		CORNER MINOR	231,722
* denotes lines that do not contribute to the total acreage calculation.								
137 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 231,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value	
Commercial Local Cost Land Improvements					
Description	Rate	Size	% Good	Arch Mult	Cash Value
WATER WELL 4"-6"	0.00	1	91	100	0
SEPTIC TANK 1000 GAL	0.00	1	91	100	0
DRAIN FIELD	0.00	1	91	100	0
WOOD DECKS	5.25	144	80	100	605
CONCRETE 4CU	2.75	676	80	100	1,487
Total Estimated Land Improvements True Cash Value = 2,092					

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 223
Overall Building Height: 8

Base Rate for Upper Floors = 83.81

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.63 100%
Adjusted Square Foot Cost for Upper Floors = 99.44

Total Floor Area: 2,400 Base Cost New of Upper Floors = 238,656

Reproduction/Replacement Cost = 238,656
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 143,194

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 200,471
Replacement Cost/Floor Area= 99.44 Est. TCV/Floor Area= 83.53

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1990

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 230
Overall Building Height: 10

Base Rate for Upper Floors = 95.34

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.78 100%
Adjusted Square Foot Cost for Upper Floors = 113.12

Total Floor Area: 1,989 Base Cost New of Upper Floors = 224,995

Reproduction/Replacement Cost = 224,995
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 134,997

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 188,996
Replacement Cost/Floor Area= 113.12 Est. TCV/Floor Area= 95.02

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 389,467

2022 Est. T.C.V. 006-790-001-00 = 623,281

Est. TCV/Total Floor Area = 142.01, Most recent sale 08/18/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
343,800	343,800	343,800	178,589	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-32,200	0	0	5,893	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,600	311,600	311,600	184,482	184,482	0	

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Valuation Report

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45-006-790-003-00	2022 Est. T.C.V.	SPENCER 2015 FAMILY TRUST
Property Class: 401		5880 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	137.00	1.0000	1.0126	3800	100		192,400
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	192,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,726

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 890 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	890		
			Total:	126,891	82,492

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WCP (1 Story)	146	5,571	3,621
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Deck

Treated Wood	229	3,920	2,548
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Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Prefab 2 Story	1	2,742	1,782
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Totals: 156,049 101,444

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 182,599

2022 Est. T.C.V. 006-790-003-00 = 377,725

Est. TCV/Total Floor Area = 339.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,300	181,300	181,300	163,875	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	5,407	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,900	188,900	188,900	169,282	169,282	0	

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Valuation Report

DB: 2022Ga

45-006-790-004-00	2022 Est. T.C.V.	MCCABE WILLIAM J TRUST
Property Class: 401		5862 S LAKE ISLE AVE
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
B TYPE	100.00	137.00	0.8123	1.0000	3200	100	
100 Actual Front Feet, 0.32 Total Acres							
					Total Est.	Land Value =	Value
							259,921
							259,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1944

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	336		
1.25 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	168		
		Total:		145,571	87,342

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WSEP (1 Story)	168	7,726	4,636
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Deck

Treated Wood	96	2,167	1,300
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Balcony

Wood Balcony	32	1,128	677
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Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals: 173,517 104,109

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 187,396

2022 Est. T.C.V. 006-790-004-00 = 449,817

Est. TCV/Total Floor Area = 334.69

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
217,200	217,200	217,200	81,676	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	2,695	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,900	224,900	224,900	84,371	84,371	0	

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Valuation Report

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45-006-790-006-00	2022 Est. T.C.V.	MCKINLAY JAMES P & STEPHANIE T
Property Class: 401		5846 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A TYPE 3800/FF	50.00	137.00	0.8677	1.0126	3800	100		166,945	
A TYPE 3800/FF	25.00	137.00	0.8677	1.0126	3800	50	SURPLUS: ZONING 1/2 LOT	41,736	
75 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 208,682	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1970

(11) Heating System: Forced Heat & Cool
Ground Area = 758 SF Floor Area = 1326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	758		
Total:				122,386	73,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	638
3 Fixture Bath	1	3,340	2,004

Water/Sewer

1000 Gal Septic	1	3,937	2,362
Water Well, 100 Feet	1	4,880	2,928

Porches

WPP	306	3,938	2,363
WPP	65	1,884	1,130

Deck

Treated Wood	64	1,713	1,028
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Built-Ins

Appliance Allow.	1	1,673	1,004
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Fireplaces

Wood Stove	1	1,859	1,115
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Totals: 146,674 88,003

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 158,405

2022 Est. T.C.V. 006-790-006-00 = 369,587

Est. TCV/Total Floor Area = 278.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,300	178,300	178,300	119,139	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	3,931	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,800	184,800	184,800	123,070	123,070	0	

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45-006-790-008-00	2022 Est. T.C.V.	LAKE ISLE HOLDINGS LLC
Property Class: 401		5838 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	137.00	0.8677	1.0126	3800	100		166,945
A TYPE 3800/FF	25.00	137.00	0.8677	1.0126	3800	50	SURPLUS: ZONING 1/2 LOT	41,736
75 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								208,682

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.53	195	50	2,684

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,184

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1116 SF Floor Area = 1674 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,116		
Total:				201,780	151,335

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Water/Sewer

1000 Gal Septic	1	4,877	3,658
Water Well, 100 Feet	1	5,403	4,052

Porches

WCP (1 Story)	75	4,500	3,375
WSEP (1 Story)	259	13,888	10,416

Deck

Treated Wood	607	7,861	5,896
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Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 2 Story	1	8,947	6,710
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Totals: 258,486 193,864

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 348,955

2022 Est. T.C.V. 006-790-008-00 = 561,821

Est. TCV/Total Floor Area = 335.62, Most recent sale 09/09/2010 for 490,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
266,500	266,500	266,500	231,926	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	7,653	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,900	280,900	280,900	239,579	239,579	0

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45-006-790-009-01	2022 Est. T.C.V.	LAKE ISLE HOLDINGS LLC
Property Class: 402		S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

		* Factors *		S 1/2 LOT 9				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	25.00	137.00	1.2746	1.0126	3800	100		122,613
25 Actual Front Feet,		0.08	Total Acres		Total Est. Land Value =			122,613

2022 Est. T.C.V. 006-790-009-01 = 122,613

Est. TCV/Total Floor Area = 73.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
61,300	61,300	61,300	49,048	3.30			
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,618	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
61,300	61,300	61,300	50,666	50,666	0		

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45-006-790-009-02	2022 Est. T.C.V.	KELLER HELEN CAREY REVOCABLE TRUST
Property Class: 402		S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	25.00	137.00	1.2746	1.0126	3800	100		122,613
25 Actual Front Feet,	0.08	Total Acres			Total Est. Land Value =			122,613

2022 Est. T.C.V. 006-790-009-02 = 122,613

Est. TCV/Total Floor Area = 73.25

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,300	61,300	61,300	49,048	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	1,618	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,300	61,300	61,300	50,666	50,666	0

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45-006-790-011-01	2022 Est. T.C.V.	KELLER HELEN CAREY REVOCABLE TRUST
Property Class: 401		5800 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * LOTS 10 & 11								
A TYPE 3800/FF	50.00	137.00	0.7846	1.0126	3800	100		150,954
A TYPE 3800/FF	50.00	137.00	0.7846	1.0126	3800	100		150,954
100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								301,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	16.40	135	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1327 SF Floor Area = 3325 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,327		
0.5 Story	Siding	Overhang	15		
Total:				456,649	397,284

Other Additions/Adjustments

Basement Living Area	841	42,563	37,030
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Exterior

Stone Veneer	945	42,289	36,791
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Plumbing

Average Fixture(s)	1	2,867	2,494
3 Fixture Bath	2	18,088	15,737
2 Fixture Bath	1	6,029	5,245

Water/Sewer

2000 Gal Septic	1	10,315	8,974
Water Well, 100 Feet	1	5,664	4,928

Porches

WCP (1 Story)	64	4,515	3,928
WSEP (1 Story)	158	10,823	9,416
WPP	158	4,843	4,213
WPP	121	4,004	3,483

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	663	43,009	37,418
Storage Over Garage	392	7,346	6,391
Door Opener	2	1,324	1,152

Built-Ins

Appliance Allow.	1	5,926	5,156
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Fireplaces

Exterior 2 Story	1	10,196	8,871
Raised Hearth	1	744	647

Totals: 677,194 589,158

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Notes: 2.5 STORIES

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 1,060,484

2022 Est. T.C.V. 006-790-011-01	=	1,367,393				
Est. TCV/Total Floor Area = 411.25, Most recent sale 05/20/2008 for 320,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
657,000	657,000	657,000	542,257	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,700	0	0	17,894	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
683,700	683,700	683,700	560,151	560,151		0

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Valuation Report

DB: 2022Ga

45-006-790-012-00	2022 Est. T.C.V.	DEMETER JEFFREY R & EVA S
Property Class: 401		5792 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	65.00	137.00	0.9123	1.0126	3800	100		228,176
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	228,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	32.90	60	0	0
Wood Frame	45.26	60	50	1,358

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				4,358

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2012

(11) Heating System: Forced Heat & Cool
Ground Area = 1183 SF Floor Area = 2958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,183		
			Total:	438,784	394,904

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,684	3,316
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Plumbing

Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	1	9,044	8,140
2 Fixture Bath	1	6,029	5,426
Separate Shower	1	2,749	2,474

Water/Sewer

2000 Gal Septic	1	10,315	9,283
Water Well, 50 Feet	1	2,672	2,405

Porches

WCP (1 Story)	304	12,944	11,650
WSEP (1 Story)	245	15,234	13,711
WPP	245	6,101	5,491
WPP	43	2,219	1,997

Deck

Treated Wood	132	3,012	2,711
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Balcony

Wood Balcony, Roof	72	5,540	4,986
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Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

2nd on Same Stack	1	5,229	4,706
Prefab 2 Story	1	4,700	4,230
Raised Hearth	1	744	670

Totals: 537,793 484,013

Notes:

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ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 871,223

2022 Est. T.C.V. 006-790-012-00 = 1,103,757

Est. TCV/Total Floor Area = 373.14, Most recent sale 05/30/2008 for 410,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
538,400	538,400	538,400	431,160	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	14,228	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
551,900	551,900	551,900	445,388	445,388	0	

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45-006-790-013-00	2022 Est. T.C.V.	MACDONALD ERNEST M LVG TRUST
Property Class: 408		5760 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	72.00	256.00	1.1059	0.7745	15000	100		925,079
72 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	925,079

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.95	100	50	1,247
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,747

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1058 SF Floor Area = 1058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,058		
			Total:	117,759	70,655

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	766		

Water/Sewer					
1000 Gal Septic	1	4,209	2,525		
Water Well, 100 Feet	1	5,025	3,015		

Deck					
Treated Wood	300	4,668	2,801		
Treated Wood	88	2,071	1,243		

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	12,665	7,599
Door Opener	1	473	284

Built-Ins			
Appliance Allow.	1	2,394	1,436

Fireplaces			
Exterior 1 Story	1	5,635	3,381

Carports			
Comp.Shingle	120	1,702	1,021

Totals: 157,878 94,726

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 189,452

2022 Est. T.C.V. 006-790-013-00 = 1,118,278

Est. TCV/Total Floor Area = 1056.97

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
619,100	619,100	619,100	440,057	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-60,000	0	14,521	0		

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
559,100	559,100	559,100	454,578	454,578	454,578

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45-006-790-014-00	2022 Est. T.C.V.	MENTZEL FAMILY COTTAGE TRUST
Property Class: 408		5758 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	72.00	280.00	1.1059	0.7956	15000	100		950,286
72 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								950,286

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1314 SF Floor Area = 1314 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,314		
Total:				142,512	85,506

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	766
3 Fixture Bath	1	4,020	2,412

Water/Sewer

1000 Gal Septic	1	4,209	2,525
Water Well, 100 Feet	1	5,025	3,015

Porches

WCP (1 Story)	62	3,117	1,870
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Deck

Treated Wood	264	4,301	2,581	
Treated Wood	250	4,145	2,072	*50% Good

Built-Ins

Appliance Allow.	1	2,394	1,436
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Fireplaces

Exterior 1 Story	1	5,635	3,381
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Carports

Wood Shingle	320	5,149	3,089
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Totals: 181,784 108,653

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 217,306

2022 Est. T.C.V. 006-790-014-00 = 1,172,592

Est. TCV/Total Floor Area = 892.38, Most recent sale 06/29/1984 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
644,500	644,500	644,500	210,335	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-58,200	0	0	6,941	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
586,300	586,300	586,300	217,276	217,276	0

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45-006-790-015-00	2022 Est. T.C.V.	BALLEIN MICHELE & GREGORY
Property Class: 408		5757 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	50.00	200.00	1.2565	0.7192	15000	100		677,767
50 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	677,767

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	100	0	0
Wood Frame	35.97	79	50	1,421

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,796

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1130 SF Floor Area = 1845 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,130		
1 Story	Siding	Overhang	150		
		Total:		223,692	156,584

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
Separate Shower	1	2,394	1,676

Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

CCP (1 Story)	52	1,709	1,196
WCP (1 Story)	105	5,476	3,833
WPP	430	8,037	5,626

Deck

Treated Wood	170	3,412	2,388
Treated Wood	77	2,025	1,417

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Exterior 2 Story	1	8,947	6,263
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Totals: 277,202 194,040

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 388,080

2022 Est. T.C.V. 006-790-015-00 = 1,069,643

Est. TCV/Total Floor Area = 579.75, Most recent sale 12/23/2014 for 910,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
573,300	573,300	573,300	440,806	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

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0	-38,500	0	0	14,546	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
534,800	534,800	534,800	455,352	455,352	0

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45-006-790-016-00	2022 Est. T.C.V.	KOWAL CHRISTOPHER & KOWAL DANIEL
Property Class: 408		5761 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 15000	50.00	223.42	1.2565	0.7435	15000	100		700,659
50 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	700,659

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	75	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1469 SF Floor Area = 2911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,442		
1 Story	Siding	Crawl Space	27		
		Total:		344,574	223,971

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,222
3 Fixture Bath	2	11,822	7,684
2 Fixture Bath	1	3,960	2,574

Water/Sewer

1000 Gal Septic	1	4,877	3,170
Water Well, 100 Feet	1	5,403	3,512

Porches

WPP	558	10,401	6,761
WPP	62	2,556	1,661
WCP (1 Story)	12	917	596

Deck

Treated Wood	62	1,826	1,187
Treated Wood	462	6,574	4,273

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	25,488	16,567
Door Opener	1	591	384

Built-Ins

Appliance Allow.	1	3,439	2,235
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Fireplaces

Exterior 2 Story	1	8,947	5,816
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Totals: 433,255 281,613

Notes: OWNER INDICATED SPENT \$100,000 REMOD SUMMER 2016

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 563,226

2022 Est. T.C.V. 006-790-016-00 = 1,266,260

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Est. TCV/Total Floor Area = 434.99

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
664,100	664,100	664,100	540,141	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-31,000	0	0	17,824	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
633,100	633,100	633,100	557,965	557,965	0	

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45-006-790-017-00	2022 Est. T.C.V.	WELCH MARY ELLEN
Property Class: 408		5714 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	264.21	0.8495	0.7819	15000	100	996,282
LK MI "A"	15000	53.00	264.21	0.8495	0.7819	15000	50 SURPLUS: ZONING 100'	264,015
153 Actual Front Feet, 0.93 Total Acres								1,260,296
Total Est. Land Value =								1,260,296

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	25.47	144	0	0
D/W/P: 3.5 Concrete	7.12	519	0	0
D/W/P: Asphalt Paving	3.40	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1989

(11) Heating System: Heat Pump
Ground Area = 1586 SF Floor Area = 2379 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,586		
			Total:	416,479	333,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,294
3 Fixture Bath	1	9,044	7,235
2 Fixture Bath	1	6,029	4,823

Water/Sewer

1000 Gal Septic	1	5,290	4,232
Water Well, 100 Feet	1	5,664	4,531

Porches

CCP (1 Story)	142	4,794	3,835
WPP	1461	29,439	23,551

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	396	27,946	22,357
Common Wall: 2 Wall	1	-5,502	-4,402
Door Opener	2	1,324	1,059

Built-Ins

Appliance Allow.	1	5,926	4,741
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Fireplaces

Interior 2 Story	1	8,308	6,646
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Totals: 517,608 414,075

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 828,150

2022 Est. T.C.V. 006-790-017-00 = 2,095,946
Est. TCV/Total Floor Area = 881.02, Most recent sale 08/20/1999 for 960,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

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1,105,200	1,105,200	1,105,200	851,253	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	-57,200	0	0	28,091
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
1,048,000	1,048,000	1,048,000	879,344	879,344	879,344
					PRE/MBT

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45-006-790-020-00	2022 Est. T.C.V.	LANG FAMILY COTTAGE TRUST
Property Class: 401		5775 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	57.50	120.00	0.9523	0.9927	3800	100		206,552
58 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			206,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	304	0	0
D/W/P: Crushed Rock	1.96	168	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2007

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	96,247	86,622

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,149
2 Fixture Bath	1	2,690	2,421

Water/Sewer

1000 Gal Septic	1	4,209	3,788
Water Well, 100 Feet	1	5,025	4,522

Porches

WCP (1 Story)	105	4,280	3,852
WPP	417	6,063	5,457
WPP	33	1,436	1,292

Deck

Treated Wood	318	4,859	4,373
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Built-Ins

Appliance Allow.	1	2,394	2,155
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Fireplaces

Exterior 1 Story	1	5,635	5,071
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Totals: 134,115 120,702

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 217,264

2022 Est. T.C.V. 006-790-020-00 = 426,191

Est. TCV/Total Floor Area = 522.29, Most recent sale 12/26/1986 for 60,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
204,200	204,200	204,200	135,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,900	0	0	4,464	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
213,100	213,100	213,100	139,764	139,764	0

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45-006-790-022-00	2022 Est. T.C.V.	HURLIN KENNETH P & SHIRLEY R TRUST
Property Class: 401		5791 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	120.00	0.7846	0.9927	3800	100		147,984
A TYPE 3800/FF	50.00	120.00	0.7846	0.9927	3800	100		147,984
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								295,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Heat & Cool
Ground Area = 2128 SF Floor Area = 2128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,128		
Total:				254,150	165,182

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	4,020		2,613

Water/Sewer					
1000 Gal Septic		1	4,209		2,736
Water Well, 100 Feet		1	5,025		3,266

Porches					
WCP (1 Story)		104	4,246		2,760
WPP		104	2,555		1,661
WGEP (1 Story)		312	17,803		11,572
WPP		805	11,037		7,174

Deck					
Treated Wood		50	1,517		986
Treated Wood		68	1,805		1,173

Built-Ins					
Appliance Allow.		1	2,394		1,556

Totals: 308,761 200,679

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 361,222

2022 Est. T.C.V. 006-790-022-00 = 662,190

Est. TCV/Total Floor Area = 311.18

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
316,300	316,300	316,300	155,885	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,800	0	5,144	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
331,100	331,100	331,100	161,029	161,029	161,029	

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45-006-790-023-00	2022 Est. T.C.V.	GLAUZ WILLIAM D & BARARA J TRUST &
Property Class: 401		5716 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	82.50	126.00	0.8392	1.0000	3800	100		263,098
83 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			263,098

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.69	560	0	0
D/W/P: 4in Concrete	7.69	122	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = 1353 SF Floor Area = 2274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,353		
1 Story	Siding	Overhang	245		
		Total:		327,598	285,009

Other Additions/Adjustments

Exterior				
Stone Veneer	278	12,441	10,824	

Plumbing

Average Fixture(s)	1	2,867	2,494
3 Fixture Bath	2	18,088	15,737
2 Fixture Bath	1	6,029	5,245
Separate Shower	1	2,749	2,392

Water/Sewer

2000 Gal Septic	1	10,315	8,974
Water Well, 100 Feet	1	5,664	4,928

Porches

WSEP (1 Story)	323	18,970	16,504
WCP (1 Story)	50	3,761	3,272
WPP	104	3,558	3,095
WPP	81	3,262	2,838
WCP (1 Story)	16	1,312	1,141

Built-Ins

Appliance Allow.	1	5,926	5,156
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Fireplaces

Interior 2 Story	1	8,308	7,228
Raised Hearth	1	744	647

Totals: 431,592 375,484

Notes: 3RD STORY IS CUPOLA

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 675,871

2022 Est. T.C.V. 006-790-023-00	=	941,469
Est. TCV/Total Floor Area = 414.01		

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Valuation Report

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	443,000		443,000	443,000	443,000	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		27,700	0	0	14,619	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	470,700		470,700	470,700	457,619	457,619	0

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Valuation Report

DB: 2022Ga

45-006-790-025-00	2022 Est. T.C.V.	BG'S OF GLEN ARBOR LLC
Property Class: 402		S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	75.00	126.00	0.8677	1.0000	3800	100		247,294
75 Actual Front Feet,	0.22	Total Acres			Total Est.	Land Value	=	247,294

2022 Est. T.C.V. 006-790-025-00	=	247,294
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Est. TCV/Total Floor Area = 108.75

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,600	123,600	123,600	51,542	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,700	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,600	123,600	123,600	53,242	53,242	0

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Valuation Report

DB: 2022Ga

45-006-790-026-00	2022 Est. T.C.V.	MCKINLAY BETTY
Property Class: 401		5801 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100		188,615
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1942

(11) Heating System: Forced Air w/ Ducts
Ground Area = 553 SF Floor Area = 1150 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	553		
1 Story	Siding	Overhang	44		
Total:				118,919	65,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
2 Fixture Bath	1	2,690	1,479

Water/Sewer

1000 Gal Septic	1	4,209	2,315
Water Well, 100 Feet	1	5,025	2,764

Porches

WPP	439	6,379	3,508
WPP	30	1,348	741

Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Wood Stove	1	2,208	1,214
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Totals: 144,449 79,445

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 143,001

2022 Est. T.C.V. 006-790-026-00 = 333,116

Est. TCV/Total Floor Area = 289.67

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,700	160,700	160,700	59,164	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,952	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,600	166,600	166,600	61,116	61,116	61,116	

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DB: 2022Ga

45-006-790-027-01	2022 Est. T.C.V.	GLAUZ WILLIAM D & BARBARA J TRUST
Property Class: 402		S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	126.00	1.0000	1.0000	3800	100		190,000
50 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								190,000

2022 Est. T.C.V. 006-790-027-01	=	190,000
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Est. TCV/Total Floor Area = 165.22

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
95,000	95,000	95,000	66,641	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	2,199	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	68,840	68,840	0

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Valuation Report

DB: 2022Ga

45-006-790-028-00	2022 Est. T.C.V.	MURPHY COTTAGE LLC
Property Class: 401		5815 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100	188,615
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Total Estimated Land Improvements True Cash Value =				1,226

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1950

(11) Heating System: Electric Baseboard
Ground Area = 1002 SF Floor Area = 1002 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,002		
Total:				126,713	82,365

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	830

Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches			
CSEP (1 Story)	113	4,660	3,029
CPP	10	242	157
CPP	7	169	110

Built-Ins			
Appliance Allow.	1	2,394	1,556

Fireplaces			
Exterior 1 Story	1	5,635	3,663

Totals: 150,324 97,712

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 175,882

2022 Est. T.C.V. 006-790-028-00 = 365,723

Est. TCV/Total Floor Area = 364.99, Most recent sale 08/01/2010 for 355,100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,600	175,600	175,600	165,735	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	5,469	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,900	182,900	182,900	171,204	171,204	0	

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Valuation Report

DB: 2022Ga

45-006-790-029-00	2022 Est. T.C.V.	JONES MICHAEL & SCHOENEMANN SHERRI
Property Class: 401		5740 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	126.00	1.0000	1.0000	3800	100		190,000
50 Actual Front Feet,	0.14	Total Acres			Total Est. Land Value =			190,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 984 SF Floor Area = 2460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	984		
			Total:	301,753	298,735

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	3	17,733	17,556

Water/Sewer

2000 Gal Septic	1	9,576	9,480
Water Well, 100 Feet	1	5,403	5,349

Porches

CCP (1 Story)	73	2,343	2,320
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Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Prefab 2 Story	1	3,921	3,882
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Totals: 346,048 342,588

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 616,658
60% Completed => Est. True Cash Value 2022 = 369,995

2022 Est. T.C.V. 006-790-029-00	=	559,995
Est. TCV/Total Floor Area = 227.64, Most recent sale 05/26/2017 for 195,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
200,200 200,200 200,200 198,193 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
70,400 9,400 0 70,400 6,540 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
280,000 280,000 280,000 275,133 275,133 275,133		

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DB: 2022Ga

45-006-790-030-00	2022 Est. T.C.V.	OGORMAN ALISON KIRK
Property Class: 401		5827 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100	
50 Actual Front Feet, 0.14 Total Acres							
					Total Est.	Land Value =	
							188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements		True	Cash Value =	2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1925

(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	859		
			Total:	131,607	78,963

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	766

Water/Sewer			
2000 Gal Septic	1	8,364	5,018
Water Well, 100 Feet	1	5,025	3,015

Porches			
WPP	258	4,316	2,590
WCP (1 Story)	24	1,567	940

Built-Ins			
Appliance Allow.	1	2,394	1,436

Fireplaces			
Exterior 2 Story	1	6,942	4,165

Totals: 161,492 96,893

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 174,407

2022 Est. T.C.V. 006-790-030-00 = 365,522

Est. TCV/Total Floor Area = 283.79

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,600	175,600	175,600	72,235	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	2,383	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,800	182,800	182,800	74,618	74,618	0	

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DB: 2022Ga

45-006-790-031-00	2022 Est. T.C.V.	WASHO KEVIN
Property Class: 401		5860 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	126.00	1.0000	1.0000	3800	100		190,000
50 Actual Front Feet,	0.14	Total Acres			Total Est.		Land Value =	190,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 742 SF Floor Area = 1113 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	742		
			Total:	127,937	126,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,264
3 Fixture Bath	1	4,020	3,980

Water/Sewer

2000 Gal Septic	1	8,364	8,280
Water Well, 50 Feet	1	2,324	2,301

Built-Ins

Appliance Allow.	1	2,394	2,370
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Totals: 146,316 144,854

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 260,737
40% Completed => Est. True Cash Value 2022 = 104,295

2022 Est. T.C.V. 006-790-031-00 = 294,295

Est. TCV/Total Floor Area = 264.42, Most recent sale 12/14/2018 for 185,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,000	95,000	95,000	92,993	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
52,100	0	0	52,100	2,007	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,100	147,100	147,100	148,161	147,100	0

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45-006-790-032-10	2022 Est. T.C.V.	HIBBS GREGORY O & ROSALIND
Property Class: 401		5841 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100		188,615
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts
Ground Area = 627 SF Floor Area = 627 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	627		
Total:				73,450	47,743

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,277	830	

Water/Sewer				
1000 Gal Septic	1	4,209	2,736	
Water Well, 100 Feet	1	5,025	3,266	

Deck				
Treated Wood	649	7,743	5,033	

Built-Ins				
Appliance Allow.	1	2,394	1,556	

Totals: 94,098 61,164

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 110,095

2022 Est. T.C.V. 006-790-032-10 = 300,210

Est. TCV/Total Floor Area = 478.80, Most recent sale 10/28/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
145,600	145,600	145,600	57,187	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	1,887	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,100	150,100	150,100	59,074	59,074	0

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45-006-790-033-00	2022 Est. T.C.V.	KROENING KEVIN D & CAIRINE J
Property Class: 401		5804 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	150.00	126.00	0.6808	1.0000	3800	100		388,045
150 Actual Front Feet, 0.43 Total Acres								388,045
Total Est. Land Value =								388,045

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.56	380	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 2058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,176		
Total:				274,397	233,237

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WSEP (1 Story)	420	21,458	18,239
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Deck

Treated Wood	32	1,285	1,092
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Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Exterior 2 Story	1	8,947	7,605
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Totals: 327,597 278,456

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 501,221

2022 Est. T.C.V. 006-790-033-00 = 890,766

Est. TCV/Total Floor Area = 432.83, Most recent sale 08/18/2008 for 288,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
431,900	431,900	431,900	366,022	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	12,078	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
445,400	445,400	445,400	378,100	378,100	378,100	

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Valuation Report

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45-006-790-034-00	2022 Est. T.C.V.	GARBER MARSHA E REC LIV TRUST
Property Class: 401		5851 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	90.00	120.00	0.8141	0.9927	3800	100		276,377
90 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			276,377

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	18.18	45	0	0
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,618

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 1347 SF Floor Area = 1347 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	267		
		Total:		154,841	100,648

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	155	3,407	2,215
WSEP (1 Story)	152	7,141	4,642
WPP	167	3,569	2,320

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	264	13,002	8,451
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 202,647 131,721

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 237,098

2022 Est. T.C.V. 006-790-034-00 = 516,093

Est. TCV/Total Floor Area = 383.14, Most recent sale 09/18/2009 for 377,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
248,300	248,300	248,300	227,638	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 45-006-790-034-00

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0	9,700	0	0	7,512	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,000	258,000	258,000	235,150	235,150	235,150

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Valuation Report

DB: 2022Ga

45-006-790-038-00	2022 Est. T.C.V.	LANG MICHELLE
Property Class: 401		5867 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A TYPE 3800/FF	50.00	120.00	0.9382	0.9927	3800	100		176,955	
A TYPE 3800/FF	10.00	120.00	0.9382	0.9927	3800	50	SURPLUS: 10' LOT 36	17,695	
60 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 194,650	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1378 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,378		
Total:				181,434	127,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
2 Fixture Bath	1	2,690	1,883
Separate Shower	1	1,176	823

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WSEP (1 Story)	107	5,467	3,827
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Deck

Treated Wood	670	7,913	5,539
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Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Totals: 217,336 152,138

Notes: GARAGE ON 39

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 273,848

2022 Est. T.C.V. 006-790-038-00 = 469,998

Est. TCV/Total Floor Area = 272.94, Most recent sale 08/05/2019 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,800	223,800	223,800	193,862	3.30		
2022 New Eq.	Adj.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200		0	0	6,397	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
235,000	235,000	235,000	200,259	200,259	0	

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Valuation Report

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45-006-790-039-00	2022 Est. T.C.V.	LANDRY PATRICK J & CYNTHIA A
Property Class: 401		5872 S LAKE ISLE DR
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A TYPE 3800/FF	50.00	126.00	1.0000	1.0000	3800	100	190,000
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		190,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.95	60	50	928
Total Estimated Land Improvements True Cash Value =				928

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1187 SF Floor Area = 1223 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,187		
1 Story	Siding	Overhang	36		
Total:				174,086	168,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,824
3 Fixture Bath	1	5,911	5,734
2 Fixture Bath	1	3,960	3,841

Water/Sewer

1000 Gal Septic	1	4,877	4,731
Water Well, 100 Feet	1	5,403	5,241

Porches

WCP (1 Story)	36	2,657	2,577
WCP (2 Story)	165	9,606	9,318

Built-Ins

Appliance Allow.	1	3,439	3,336
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Fireplaces

Prefab 2 Story	1	3,921	3,803
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Totals: 215,740 209,269

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 376,684

2022 Est. T.C.V. 006-790-039-00 = 567,612

Est. TCV/Total Floor Area = 464.11, Most recent sale 04/18/2016 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
268,400	268,400	268,400	240,853	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	7,948	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
283,800	283,800	283,800	248,801	248,801	0	

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Valuation Report

DB: 2022Ga

45-006-790-040-00	2022 Est. T.C.V.	LINMAR PROPERTIES LLC
Property Class: 401		5879 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100		188,615
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	15.82	28	50	221
D/W/P: Crushed Rock	1.96	1300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,721

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1236 SF Floor Area = 1545 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,236		
			Total:	174,913	122,445

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	205	3,639	2,547
Treated Wood	44	1,447	1,013
Treated Wood	145	2,901	2,031

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 1 Story	1	2,242	1,569
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Totals: 202,067 141,452

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 254,614

2022 Est. T.C.V. 006-790-040-00 = 444,950

Est. TCV/Total Floor Area = 287.99, Most recent sale 08/30/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,000	212,000	212,000	195,093	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,500	0	6,438	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,500	222,500	222,500	201,531	201,531	0	

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Valuation Report

DB: 2022Ga

45-006-790-042-00	2022 Est. T.C.V.	EWING TIMOTHY J & MELISSA K
Property Class: 401		5883 S LAKE ISLE AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	120.00	1.0000	0.9927	3800	100		188,615
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	188,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	100	50	1,336
Fencing: Wd, Solid, 6 ft.	26.72	213	50	2,845
Fencing: Wd, Split, 2 Rail	14.26	60	50	428
Wood Frame	25.25	98	50	1,237

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,846

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	936		
			Total:	136,724	95,705

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	286	4,533	3,173
Treated Wood	25	1,024	717
Treated Wood	9	356	249

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 2 Story	1	2,742	1,919
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Totals: 162,304 113,610

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 204,498

2022 Est. T.C.V. 006-790-042-00 = 403,959

Est. TCV/Total Floor Area = 345.26, Most recent sale 09/02/2014 for 355,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
200,100	200,100	200,100	185,764	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	6,130	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,000	202,000	202,000	191,894	191,894	0

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45-006-790-043-00	2022 Est. T.C.V.	EWING JUSTIN B & SONYA D
Property Class: 202		S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2122 COMME \$30/SQFT			6294 SqFt	30.00000	100		188,833
		0.14	Total Acres			Total Est. Land Value =	188,833

2022 Est. T.C.V. 006-790-043-00 = 188,833

Est. TCV/Total Floor Area = 161.40, Most recent sale 10/16/2020 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
81,800	81,800	81,800	81,800	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,600	0	0	2,699	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,400	94,400	94,400	84,499	84,499	0

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DB: 2022Ga

45-006-790-044-00	2022 Est. T.C.V.	CRYSTAL RIVER INVESTMENTS II
Property Class: 201		6610 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	60.00	128.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			7667 SqFt	12.00000	110		CORNER MINOR	101,199

* denotes lines that do not contribute to the total acreage calculation.

60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 101,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	14.57	500	0	0
Wood Frame	16.62	202	80	2,686
Wood Frame	18.04	150	80	2,165

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,851

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 120

Overall Building Height: 8

Base Rate for Upper Floors = 105.68

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.71 100%

Adjusted Square Foot Cost for Upper Floors = 125.39

Total Floor Area: 732 Base Cost New of Upper Floors = 91,786

Reproduction/Replacement Cost = 91,786

Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0

Total Depreciated Cost = 77,100

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 107,940

Replacement Cost/Floor Area= 125.39 Est. TCV/Floor Area= 147.46

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1968

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 56

Overall Building Height: 8

Base Rate for Upper Floors = 22.83

Adjusted Square Foot Cost for Upper Floors = 22.83

Total Floor Area: 202 Base Cost New of Upper Floors = 4,612

Reproduction/Replacement Cost = 4,612

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0

Total Depreciated Cost = 3,228

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 4,520

Replacement Cost/Floor Area= 22.83 Est. TCV/Floor Area= 22.38

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1968

Parcel Number: 45-006-790-044-00

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Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 49
Overall Building Height: 8

Base Rate for Upper Floors = 24.95

(10) Heating system: Electric Wall Heaters Cost/SqFt: 3.35 100%
Adjusted Square Foot Cost for Upper Floors = 28.30

Total Floor Area: 150 Base Cost New of Upper Floors = 4,246

Reproduction/Replacement Cost = 4,246

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 2,548

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 3 = 3,567

Replacement Cost/Floor Area= 28.31 Est. TCV/Floor Area= 23.78

Total Estimated True Cash Value of Commercial/Industrial Buildings = 116,027

2022 Est. T.C.V. 006-790-044-00 = 227,077

Est. TCV/Total Floor Area = 209.48, Most recent sale 07/16/2018 for 325,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
120,000	120,000	120,000	119,550	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,500	0	0	-6,050	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,500	113,500	113,500	123,495	113,500	0

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Valuation Report

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45-006-790-045-00	2022 Est. T.C.V.	BURROWS BRENDAN & DERRICK ELIZABETH
Property Class: 201		6584 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	60.00	130.00	1.0000	0.0000	0	100*	LOT 45	0
	60.00	129.00	1.0000	0.0000	0	100*	LOT 46	0
2122 COMME \$12/SQFT		15551	SqFt	12.00000	110		SIDE ST LOCATION ACCESS	205,272
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 205,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.63	280	97	1,529

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	94		100	0
SEPTIC TANK 2000 GAL	0.00	1	94		100	0
DRAIN FIELD	0.00	1	94		100	0
WOOD DECKS	5.25	815	94		100	4,022
Total Estimated Land Improvements True Cash Value =						5,551

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Description of Occupancy: PINE CONE & BOTANICALS

Costs are taken from the Stores - Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 96
Overall Building Height: 8

Base Rate for Upper Floors = 79.17

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.87 100%
Adjusted Square Foot Cost for Upper Floors = 89.04

Total Floor Area: 560 Base Cost New of Upper Floors = 49,862

Reproduction/Replacement Cost = 49,862
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /75 /100/100/35.3
Total Depreciated Cost = 17,576

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
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(39) Miscellaneous

Canopies & Marquees:
Wood Frame 1 Up 26.98 200 1.000 1.000 5,396

Total Cost of Lump-Sum Items = 5,396
Total Cost New = 5,396

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,396
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /75 /100/100/35.3
Total Depreciated Cost = 1,902

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 27,270
Replacement Cost/Floor Area= 98.67 Est. TCV/Floor Area= 48.70

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1968

Description of Occupancy: GOOD HARBOR GRILL

Parcel Number: 45-006-790-045-00

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Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 202

Overall Building Height: 10

Base Rate for Upper Floors = 101.56

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.43 100%

Adjusted Square Foot Cost for Upper Floors = 109.99

Total Floor Area: 1,913 Base Cost New of Upper Floors = 210,411

Reproduction/Replacement Cost = 210,411

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 84,164

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
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(39) Miscellaneous

Canopies & Marquees:

Steel Frame	1	Up	33.14	200	1.000 1.000	6,628
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Total Cost of Lump-Sum Items = 6,628

Total Cost New = 6,628

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 6,628

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 2,651

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 2 = 121,542

Replacement Cost/Floor Area= 113.45 Est. TCV/Floor Area= 63.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 148,812

2022 Est. T.C.V. 006-790-045-00 = 359,635

Est. TCV/Total Floor Area = 145.42, Most recent sale 10/28/1991 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
197,700	197,700	197,700	135,769	3.30

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,900	0	0	4,480	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,800	179,800	179,800	140,249	140,249	0

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DB: 2022Ga

45-006-790-047-00	2022 Est. T.C.V.	MSKS LLC
Property Class: 201		6572 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	63.00	131.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			8233 SqFt	12.00000	125		CORNER INFL - 4 WAY STOP	123,493
* denotes lines that do not contribute to the total acreage calculation.								
63 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 123,493

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2019

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 191
Overall Building Height: 8

Base Rate for Upper Floors = 108.02

Mezzanine 1 Open Base Rate = 38.87

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.60 100%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.60 100%

Combined Heating System adjustment: 43.20 100%

Adjusted Square Foot Cost for Upper Floors = 151.22

Total Floor Area: 2,005 Base Cost New of Upper Floors = 303,196

Mezzanine 1 Area: 502 Base Cost New of Mezzanine = 19,513

Reproduction/Replacement Cost = 322,709

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost = 300,119

ECF (2201 COMMERCIAL) 1.400 => TCV of Bldg: 1 = 420,167

Replacement Cost/Floor Area= 160.95 Est. TCV/Floor Area= 209.56

Total Estimated True Cash Value of Commercial/Industrial Buildings = 420,167

2022 Est. T.C.V. 006-790-047-00 = 543,660

Est. TCV/Total Floor Area = 271.15, Most recent sale 02/01/2013 for 375,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
269,600	269,600	269,600	264,755	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	7,045	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
271,800	271,800	271,800	273,491	271,800	0

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Valuation Report

DB: 2022Ga

45-006-790-048-00	2022 Est. T.C.V.	MAXWELL ELIZABETH
Property Class: 401		5783 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B TYPE	50.00	154.00	1.0000	1.0000	3200	100	160,000
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,080		
Total:				119,918	83,942

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Deck

Treated Wood	370	5,365	3,755
Treated Wood	72	1,851	1,296

Built-Ins

Appliance Allow.	1	2,394	1,676
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Carports

Comp.Shingle	140	1,985	1,886	*95% Good
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Totals: 146,044 102,726

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 184,907

2022 Est. T.C.V. 006-790-048-00 = 346,407

Est. TCV/Total Floor Area = 320.75, Most recent sale 08/21/2020 for 390,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,600	165,600	165,600	165,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	5,464	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,200	173,200	173,200	171,064	171,064	171,064	

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Valuation Report

DB: 2022Ga

45-006-790-049-00	2022 Est. T.C.V.	LIVINGSTON ROY & CAROLYN
Property Class: 401		5890 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	55.00	191.00	0.9718	1.0000	3200	100	RES USE	171,039
55 Actual Front Feet, 0.24 Total Acres					Total	Est.	Land Value =	171,039

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	190	50	2,538
Wood Frame	30.35	64	50	971

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				5,009

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1956

(11) Heating System: Forced Heat & Cool

Ground Area = 1310 SF Floor Area = 1310 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,310		
			Total:	146,443	95,189

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Separate Shower	1	1,176	764

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 170,179 110,617

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 182,518

2022 Est. T.C.V. 006-790-049-00 = 358,566

Est. TCV/Total Floor Area = 273.71, Most recent sale 04/01/2016 for 271,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,100	169,100	169,100	115,495	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,200	0	3,811	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	119,306	119,306	0	

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Valuation Report

DB: 2022Ga

45-006-790-050-00	2022 Est. T.C.V.	GERGSON JOSEPH S & KATHERINE M
Property Class: 401		5769 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1706 SF Floor Area = 2442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,472		
1 Story	Siding	Crawl Space	234		
		Total:		222,419	155,694

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814
2 Fixture Bath	1	2,690	1,883

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	23,651	16,556
Common Wall: 1 Wall	1	-1,920	-1,344
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Prefab 2 Story	1	2,742	1,919
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Deck

Treated Wood	850	9,554	6,688
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Totals: 276,534 193,574

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 348,433

2022 Est. T.C.V. 006-790-050-00 = 535,930

Est. TCV/Total Floor Area = 219.46, Most recent sale 10/17/2017 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
253,700	253,700	253,700	186,105	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,300	0	6,141	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	268,000	268,000	268,000	192,246	192,246	192,246

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Valuation Report

DB: 2022Ga

45-006-790-051-00	2022 Est. T.C.V.	THOMAS MICHAEL S & VIRGINIA A
Property Class: 401		5882 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B TYPE	50.00	191.00	1.0000	1.0000	3200	100	160,000
50 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.70	120	0	0
Wood Frame	31.93	100	50	1,596
Total Estimated Land Improvements True Cash Value =				1,596

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 677 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	677		
Total:				130,324	127,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,842
3 Fixture Bath	1	5,911	5,793

Water/Sewer

1000 Gal Septic	1	4,877	4,779
Water Well, 100 Feet	1	5,403	5,295

Porches

WCP (1 Story)	39	2,826	2,769
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Deck

Treated Wood	426	6,237	6,112
Treated Wood	286	4,805	4,709

Built-Ins

Appliance Allow.	1	3,439	3,370
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Fireplaces

Direct-Vented Gas	1	3,805	3,729
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Totals: 169,507 166,114

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 274,088

2022 Est. T.C.V. 006-790-051-00 = 435,684

Est. TCV/Total Floor Area = 428.82, Most recent sale 10/12/2017 for 170,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,700	202,700	202,700	196,182	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	6,474	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,800	217,800	217,800	202,656	202,656	0	

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Valuation Report

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45-006-790-053-00	2022 Est. T.C.V.	BRANKA TRUST
Property Class: 402		S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100	
100 Actual Front Feet,	0.44	Total Acres			Total Est.	Land Value =	
							Value
							184,997
							184,997

2022 Est. T.C.V. 006-790-053-00 = 184,997

Est. TCV/Total Floor Area = 182.08

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,500	92,500	92,500	43,738	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,443	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,500	92,500	92,500	45,181	45,181	0	

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45-006-790-054-00	2022 Est. T.C.V.	MOOSEBERRY HANDMADE GLASS LLC
Property Class: 401		5755 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres					Total Est.		Land Value =	184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.72	61	0	0
D/W/P: Crushed Rock	1.96	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	106,395	69,157

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CCP (1 Story)	32	907	590
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,279	12,531
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Interior 1 Story	1	4,619	3,002
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Totals: 149,368 97,088

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 174,758

2022 Est. T.C.V. 006-790-054-00 = 362,255

Est. TCV/Total Floor Area = 397.21, Most recent sale 06/25/1996 for 132,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,000	174,000	174,000	84,221	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	2,779	0	

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
181,100	181,100	181,100	87,000	87,000	0

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45-006-790-057-00	2022 Est. T.C.V.	SCHEER R THOMAS TRUST
Property Class: 401		5838 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.70	190	50	2,061
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,561

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1983

(11) Heating System: Forced Heat & Cool
Ground Area = 1308 SF Floor Area = 1570 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	785		
1.5 Story	Siding	Basement	523		
		Total:		189,478	142,105

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

WPP	511	7,410	5,557
CCP (1 Story)	31	883	662

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 1 Story	1	2,242	1,681
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Totals: 216,938 162,699

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 268,453

2022 Est. T.C.V. 006-790-057-00 = 457,011

Est. TCV/Total Floor Area = 291.09, Most recent sale 09/16/1995 for 160,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,700	213,700	213,700	118,741	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	3,918	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,500	228,500	228,500	122,659	122,659	0	

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45-006-790-058-00	2022 Est. T.C.V.	MCDONALD GREGORY J & MICHELLE M
Property Class: 401		5733 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3200	100		160,000
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,726

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1308 SF Floor Area = 2858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,308		
1 Story	Siding	Overhang	242		
Total:				287,115	244,050

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	3	12,059	10,250

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	146	5,571	4,735
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	17,090	14,526
Common Wall: 1 Wall	1	-1,920	-1,632
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	1	2,614	2,222
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Deck

Treated Wood	12	474	403
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Totals: 336,381 285,925

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 514,665

2022 Est. T.C.V. 006-790-058-00 = 683,391

Est. TCV/Total Floor Area = 239.12, Most recent sale 07/09/2019 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
320,600	320,600	320,600	294,972	3.30

Parcel Number: 45-006-790-058-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,100	0	0	9,734	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	341,700	341,700	341,700	304,706	304,706	0

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45-006-790-060-00	2022 Est. T.C.V.	VAN HEEL KENNETH J TRUST
Property Class: 401		5727 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3200	100		160,000
50 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.35	64	50	971

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,471

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	768		
Total:				130,814	104,635

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WGEP (1 Story)	176	12,056	9,645
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Deck

Treated Wood	150	2,963	2,370
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Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 162,758 130,190

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 234,342

2022 Est. T.C.V. 006-790-060-00 = 396,813

Est. TCV/Total Floor Area = 344.46, Most recent sale 12/23/2019 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
195,500	195,500	195,500	175,655	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	5,796	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,400	198,400	198,400	181,451	181,451	0	

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45-006-790-061-00	2022 Est. T.C.V.	LEVINE/DAY TRUST
Property Class: 401		5822 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100	
100 Actual Front Feet, 0.44 Total Acres							
					Total Est. Land Value =		
							Value
							184,997
							184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1566 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,044		
			Total:	164,536	123,405

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,277	958		
3 Fixture Bath	1	4,020	3,015		

Water/Sewer					
1000 Gal Septic	1	4,209	3,157		
Water Well, 100 Feet	1	5,025	3,769		

Porches					
WGEP (1 Story)	144	10,564	7,923		

Deck					
Treated Wood	313	4,808	3,606		
Treated Wood	20	790	592		

Built-Ins					
Appliance Allow.	1	2,394	1,795		

Fireplaces					
Prefab 2 Story	1	2,742	2,056		

Totals: 200,365 150,276

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 247,955

2022 Est. T.C.V. 006-790-061-00 = 437,952

Est. TCV/Total Floor Area = 279.66, Most recent sale 10/14/1992 for 55,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,700	212,700	212,700	114,180	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	3,767	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,000	219,000	219,000	117,947	117,947	0	

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45-006-790-062-00	2022 Est. T.C.V.	MORGAN JOHN B & DEBORAH A
Property Class: 401		5715 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	154.00	1.0000	1.0306	3800	100	LOT 62	195,806
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			195,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1950

(11) Heating System: Electric Baseboard
Ground Area = 630 SF Floor Area = 630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	630		
Total:				79,432	63,545

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Deck

Treated Wood	309	4,765	3,812
Treated Wood	96	2,167	1,734

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Wood Stove	1	2,208	1,766
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Totals: 104,167 83,333

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 149,999

2022 Est. T.C.V. 006-790-062-00 = 348,305

Est. TCV/Total Floor Area = 552.87, Most recent sale 11/14/2019 for 345,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,000	168,000	168,000	155,243	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	5,123	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,200	174,200	174,200	160,366	160,366	0	

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45-006-790-064-00	2022 Est. T.C.V.	WILSON ERIC S & CAROL L
Property Class: 401		5713 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	50.00	154.00	1.0000	1.0000	3200	100		160,000
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 787 SF Floor Area = 973 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	744		
1 Story	Siding	Crawl Space	43		
Total:				118,146	82,711

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,277	894

Water/Sewer			
1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches			
WSEP (1 Story)	64	3,730	2,611
WCP (1 Story)	84	3,776	2,643

Deck			
Treated Wood	162	3,120	2,184

Built-Ins			
Appliance Allow.	1	2,394	1,676

Fireplaces			
Interior 1 Story	1	4,619	3,233

Totals: 146,296 102,415

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 184,347

2022 Est. T.C.V. 006-790-064-00		=	345,847
Est. TCV/Total Floor Area = 355.44			
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.	
165,400 165,400 165,400	76,065	3.30	
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment	Losses
0 7,500 0	0	2,510	0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<-	PRE/MBT
172,900 172,900 172,900	78,575	78,575	0

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45-006-790-065-00	2022 Est. T.C.V.	BICHLER BETH ANN & HOCKING PATRICIA
Property Class: 401		5800 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	191.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.44 Total Acres					Total Est.		Land Value =	184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 770 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	770		
			Total:	140,523	92,745

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,937	2,598
Water Well, 100 Feet	1	4,880	3,221

Porches

CGEP (1 Story)	108	6,208	4,097
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Built-Ins

Appliance Allow.	1	1,673	1,104
Dishwasher	1	546	360
Garbage Disposal	1	186	123

Totals: 157,953 104,248

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 172,009

2022 Est. T.C.V. 006-790-065-00 = 362,006

Est. TCV/Total Floor Area = 235.07, Most recent sale 03/05/2009 for 55,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,600	171,600	171,600	80,314	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,400	0	2,650	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,000	181,000	181,000	82,964	82,964	0	

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45-006-790-066-00	2022 Est. T.C.V.	KALTHOFF JOHN W & REBECCA L
Property Class: 401		5697 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B TYPE	50.00	154.00	1.0000	1.0000	3200	100	160,000
50 Actual Front Feet, 0.18 Total Acres					Total Est.	Land Value =	160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 860 SF Floor Area = 1720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	860		
Total:				223,019	194,026

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,636
3 Fixture Bath	1	5,911	5,143

Water/Sewer

2000 Gal Septic	1	9,576	8,331
Water Well, 100 Feet	1	5,403	4,701

Porches

WCP (1 Story)	192	8,778	7,637
WPP	192	4,860	4,228

Built-Ins

Appliance Allow.	1	3,439	2,992
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Deck

Composite	124	2,791	2,428
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Totals: 265,657 231,122

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 416,020

2022 Est. T.C.V. 006-790-066-00 = 578,520

Est. TCV/Total Floor Area = 336.35, Most recent sale 09/12/2019 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,200	272,200	272,200	242,346	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,100	0	0	7,997	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,300	289,300	289,300	250,343	250,343	0	

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45-006-790-068-00	2022 Est. T.C.V.	DEKORNE MARK A & HEIDI A
Property Class: 401		5685 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C TYPE 2200/	100.00	154.00	0.8409	1.0000	2200	100		184,997
100 Actual Front Feet, 0.35 Total Acres								
Total Est. Land Value =								184,997

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1358 SF Floor Area = 2030 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	686		
Bi-Level	Siding	Bi-Lev.100%	672		
Total:				211,511	137,482

Other Additions/Adjustments

Recreation Room	686	11,477	7,460
Plumbing			
Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
Water/Sewer			
1000 Gal Septic	1	4,209	2,736
Water Well, 50 Feet	1	2,324	1,511
Porches			
WSEP (1 Story)	264	10,824	7,036
Deck			
Treated Wood	194	3,509	2,281
Treated Wood	424	5,864	3,812

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,114	16,324
Storage Over Garage	192	2,283	1,484
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	2	946	615

Built-Ins

Appliance Allow.	2	4,787	3,112
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Fireplaces

Interior 2 Story	1	5,751	3,738
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Breezeways

Frame Wall	48	2,858	1,858
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 297,430 194,231

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 349,616

2022 Est. T.C.V. 006-790-068-00 = 537,113

Est. TCV/Total Floor Area = 264.59, Most recent sale 02/28/2018 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
254,400	254,400	254,400	229,671	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	7,579	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
268,600	268,600	268,600	237,250	237,250	0	

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45-006-790-069-00	2022 Est. T.C.V.	EVANS MARIANNE
Property Class: 401		5784 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ISLE	50.00	191.00	1.0000	1.0000	3000	100	PROGRESSION	150,000
50 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			150,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.78	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1089 SF Floor Area = 1798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	946		
1 Story	Siding	Crawl Space	143		
Total:				202,079	161,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
3 Fixture Bath	1	4,020	3,216
Separate Shower	1	1,176	941

Water/Sewer

1000 Gal Septic	1	4,209	3,367
Water Well, 100 Feet	1	5,025	4,020

Porches

WPP	332	4,841	3,873
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Deck

Treated Wood	306	4,734	3,787
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	260	15,213	12,170
Common Wall: 1 Wall	1	-2,324	-1,859
Door Opener	1	473	378

Built-Ins

Appliance Allow.	1	2,394	1,915
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Totals: 243,117 194,505

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 320,933

2022 Est. T.C.V. 006-790-069-00 = 475,933

Est. TCV/Total Floor Area = 264.70, Most recent sale 12/30/2011 for 385,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
229,300	229,300	229,300	206,244	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	6,806	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
238,000	238,000	238,000	213,050	213,050	0

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45-006-790-071-00	2022 Est. T.C.V.	AMBER BENJAMIN L & RACHAEL D
Property Class: 401		5770 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ISLE	50.00	191.00	1.0000	1.0000	3000	100		150,000
50 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								150,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1057 SF Floor Area = 1586 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,057		
Total:				175,099	166,335

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	1	4,020	3,819

Water/Sewer

1000 Gal Septic	1	4,209	3,999
Water Well, 100 Feet	1	5,025	4,774

Porches

WCP (1 Story)	54	2,820	2,679
WCP (1 Story)	28	1,837	1,745

Deck

Treated Wood	10	395	375
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Totals: 194,682 184,939

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 305,149

2022 Est. T.C.V. 006-790-071-00 = 456,649

Est. TCV/Total Floor Area = 287.92, Most recent sale 10/10/1997 for 48,750

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
211,600	211,600	211,600	164,784	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,700	0	0	5,437	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
228,300	228,300	228,300	170,221	170,221	0

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45-006-790-072-00	2022 Est. T.C.V.	WINOGRAD LESLEY J & SHELLEY L TRUST
Property Class: 408		5667 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	15000	100.00	230.00	0.8476	0.7500	15000	100	953,535
LK MI "A"	15000	53.99	230.00	0.8476	0.7500	15000	50 SURPLUS: PART OF LOT	257,407
154 Actual Front Feet, 0.81 Total Acres								
Total Est. Land Value =								1,210,942

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1708 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	936		
1 Story	Siding	Crawl Space	304		
Total:				189,281	132,516

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WPP	556	8,051	5,636
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Balcony

Wood Balcony	60	2,115	1,480
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,462	15,023
Door Opener	1	473	331

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Exterior 2 Story	1	6,942	4,859
Wood Stove	1	2,208	1,546

Totals: 247,457 173,238

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 346,476

2022 Est. T.C.V. 006-790-072-00 = 1,559,918

Est. TCV/Total Floor Area = 913.30, Most recent sale 08/27/2010 for 1,500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
858,200	858,200	858,200	805,016	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-78,200	0	0	-25,016	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	780,000	780,000	780,000	831,581	780,000	780,000

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DB: 2022Ga

45-006-790-072-50	2022 Est. T.C.V.	MYERS JOHN C & TERESA L
Property Class: 401		5671 S MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A TYPE 3800/FF	50.00	157.00	0.7846	1.0335	3800	100		154,072
A TYPE 3800/FF	50.00	157.00	0.7846	1.0335	3800	100		154,072
100 Actual Front Feet, 0.36 Total Acres								
Total Est. Land Value =								308,143

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C -5 Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 2488 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,232		
1 Story	Siding	Crawl Space	640		
Total:				236,974	177,722

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	2	8,039	6,029

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	21,462	16,096
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
Direct-Vented Gas	1	2,614	1,960

Porches

WPP	20	626	469
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 285,977 215,223

Notes: 2021 ADDITION

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 387,401

2022 Est. T.C.V. 006-790-072-50	=	698,044		
Est. TCV/Total Floor Area = 280.56				
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.

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2022	297,900	297,900	297,900	166,229	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	38,600	12,500	0	38,600	5,485	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	349,000	349,000	349,000	210,314	210,314	210,314

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45-006-790-075-00	2022 Est. T.C.V.	STONES THROW GLEN ARBOR LLC
Property Class: 401		5766 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B TYPE	38.00	191.00	1.0858	1.0000	3200	100	132,035
38 Actual Front Feet, 0.17 Total Acres					Total Est.	Land Value =	132,035

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 648 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	648		
Total:				145,993	124,103

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	166	6,124	5,205
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Deck

Treated Wood	130	2,701	2,296
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Built-Ins

Appliance Allow.	1	2,394	2,035
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Totals: 171,743 145,990

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 240,884

2022 Est. T.C.V. 006-790-075-00 = 375,419

Est. TCV/Total Floor Area = 289.68, Most recent sale 08/29/2014 for 340,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,500	174,500	174,500	160,066	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	5,282	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,700	187,700	187,700	165,348	165,348	0	

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45-006-795-001-00	2022 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 = 1771 SF Floor Area = 4588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	1,771		
1 Story	Siding	Overhang	160		
			Total:	515,121	386,352

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	2,867	2,150	
3 Fixture Bath		2	18,088	13,566	
2 Fixture Bath		1	6,029	4,522	

Deck					
Treated Wood		84	2,227	1,670	

Water/Sewer					
Public Water		1	1,903	1,427	
Public Sewer		1	1,903	1,427	

Built-Ins					
Appliance Allow.		1	5,926	4,444	

Fireplaces					
Interior 2 Story		1	8,308	6,231	

Lump Sum Items					
END UNIT FOUR LEVELS			10,000	7,500	

Totals: 572,372 429,289

Notes: 10/15/15 THIS UNIT WITH LADDER ACCESS LOFT APROX 160SQFT, (BUILT INTO COMMON AREA ATTIC, AMENDED MASTER DC

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,330,796

2022 Est. T.C.V. 006-795-001-00 = 1,540,796

Est. TCV/Total Floor Area = 335.83, Most recent sale 10/10/2014 for 1,300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
657,600	657,600	657,600	598,237	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	112,800	0	0	19,741	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
770,400	770,400	770,400	617,978	617,978	0	

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45-006-795-002-00	2022 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	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 = 1076 SF Floor Area = 2152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,076		
			Total:	241,424	181,067

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			271,363	203,521	
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Notes: UNIT TYPE C 2S LEVELS:B&l

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 630,915

2022 Est. T.C.V. 006-795-002-00 = 810,915						
Est. TCV/Total Floor Area = 376.82, Most recent sale 03/06/1992 for 313,963						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
351,600	351,600	351,600	227,495	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,900	0	0	7,507	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
405,500	405,500	405,500	235,002	235,002	0	

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45-006-795-003-00	2022 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	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres		Total Est.	Land Value =			100,000

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 = 1073 SF Floor Area = 1073 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,073		
			Total:	141,653	106,239

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 165,681 124,260

Notes: 1 STRY D 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,205

2022 Est. T.C.V. 006-795-003-00 = 485,205

Est. TCV/Total Floor Area = 452.19, Most recent sale 08/09/1991 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,700	209,700	209,700	206,754	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	6,822	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,600	242,600	242,600	213,576	213,576	0	

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45-006-795-004-00	2022 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	200K		1 Units	200000	0.00000	100		200,000
	0.00	Total Acres			Total Est.	Land Value =		200,000

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 = 984 SF Floor Area = 1476 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
Security System	1	6,838	5,128

Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 204,646 153,483

Notes: 2 STRY LEVELS 3 & PENTHOUSE

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 475,796

2022 Est. T.C.V. 006-795-004-00 = 675,796

Est. TCV/Total Floor Area = 457.86, Most recent sale 09/24/2003 for 825,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,300	297,300	297,300	296,595	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,600	0	0	9,787	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,900	337,900	337,900	306,382	306,382	0	

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45-006-795-005-00	2022 Est. T.C.V.	MCPHERSON ROBERT D & MARY ANN
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	180000.00000	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 = 1072 SF Floor Area = 2144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,072		
			Total:	240,675	180,504

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 270,614 202,958

Notes: UNIT TYPE C LEVELS B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 629,169

2022 Est. T.C.V. 006-795-005-00	=	809,169
Est. TCV/Total Floor Area = 377.41, Most recent sale 10/02/1987 for 1		
2021 Assessed	MBOR	S.E.V.
350,900	350,900	350,900
	Base for Cap	C.P.I.
	227,495	3.30
2022 New Eq. Adjustment	Loss	Additions
0	53,700	0
		Tax Adjustment
		7,507
2022 Assessed	MBOR	S.E.V.
404,600	404,600	404,600
	Capped	->Taxable<-
	235,002	235,002
		PRE/MBT
		0

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45-006-795-006-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1075 SF Floor Area = 1075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,075		
			Total:	141,870	106,402

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 165,898 124,423

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,712

2022 Est. T.C.V. 006-795-006-00	=	485,712
Est. TCV/Total Floor Area = 451.83, Most recent sale 11/05/2001 for 500,000		
2021 Assessed	MBOR	S.E.V.
209,900	209,900	209,900
	Base for Cap	C.P.I.
	195,223	3.30
2022 New Eq. Adjustment	Loss	Additions
0	33,000	0
		Tax Adjustment
		6,442
2022 Assessed	MBOR	S.E.V.
242,900	242,900	242,900
	Capped	->Taxable<-
	201,665	201,665
		PRE/MBT
		201,665

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45-006-795-007-00	2022 Est. T.C.V.	JACE INVESTMET PROPERTIES 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
SOUTH BEAC >1400SQFT	200K		1	Units	200000.00000	100
		0.00	Total Acres		Total Est. Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 197,808 148,355

Notes: 1.5 STORY UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-007-00 = 659,899

Est. TCV/Total Floor Area = 447.09, Most recent sale 10/01/2020 for 722,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	290,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	9,593	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	300,293	300,293	0	

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45-006-795-008-00	2022 Est. T.C.V.	MCNIER LINDA K TRUST
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	180000.00000	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: Forced Heat & Cool
Ground Area = 1269 SF Floor Area = 2538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,269		
			Total:	290,264	217,697

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,880	1,410
3 Fixture Bath		2	11,822	8,866

Deck				
Treated Wood		84	2,137	1,603

Water/Sewer				
Public Water		1	1,656	1,242
Public Sewer		1	1,656	1,242

Built-Ins				
Appliance Allow.		1	3,439	2,579

Fireplaces				
Interior 2 Story		1	7,349	5,512

Totals: 320,203 240,151

Notes: 2 STRY END LEVELS B & 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 744,468

2022 Est. T.C.V. 006-795-008-00				=	924,468
Est. TCV/Total Floor Area = 364.25, Most recent sale 10/04/2013 for 670,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
398,700	398,700	398,700	384,503	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	63,500	0	0	12,688	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
462,200	462,200	462,200	397,191	397,191	0

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45-006-795-009-00	2022 Est. T.C.V.	LAUINGER PAUL M & MARGARET
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	180000.00000	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 = 1233 SF Floor Area = 2466 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
			Total:	270,992	216,794

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			2	11,822	9,458

Deck					
Treated Wood			84	2,137	1,710

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 2 Story			1	7,349	5,879

Totals: 300,931 240,746

Notes: 2STRY END UPPER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 746,313

2022 Est. T.C.V. 006-795-009-00	=	926,313
Est. TCV/Total Floor Area = 375.63, Most recent sale 08/31/2018 for 800,000		
2021 Assessed	MBOR	S.E.V.
399,400	399,400	399,400
	Base for Cap	C.P.I.
	399,400	3.30
2022 New Eq. Adjustment	Loss	Additions
0	63,800	0
		Tax Adjustment
		13,180
2022 Assessed	MBOR	S.E.V.
463,200	463,200	463,200
	Capped	->Taxable<-
	412,580	412,580
		PRE/MBT
		0

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45-006-795-010-00	2022 Est. T.C.V.	FISCHHOFF DAVID TRUST &
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	180000.00000	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 = 1446 SF Floor Area = 2892 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,446		
			Total:	310,034	248,027

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		200	3,818	3,054	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	
Security System		1	6,838	5,470	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Lump Sum Items					
SOUTH END UNIT			10,000	8,000	

Totals:			358,492	286,793	
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Notes: 2 STRY END LOWER.

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 889,058

2022 Est. T.C.V. 006-795-010-00 = 1,069,058

Est. TCV/Total Floor Area = 369.66, Most recent sale 09/19/2016 for 920,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
459,500	459,500	459,500	459,500	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	75,000	0	0	15,163	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
534,500	534,500	534,500	474,663	474,663	0

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Valuation Report

DB: 2022Ga

45-006-795-011-00	2022 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	180000.00000	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 = 1445 SF Floor Area = 2890 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,445		
			Total:	309,864	247,891

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			2	11,822	9,458

Deck					
Treated Wood			84	2,137	1,710

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 2 Story			1	7,349	5,879

Lump Sum Items					
END UNIT UPPER				10,000	8,000

Totals:				349,803	279,843
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Notes: 2STRY END UPPER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 867,513

2022 Est. T.C.V. 006-795-011-00 = 1,047,513

Est. TCV/Total Floor Area = 362.46, Most recent sale 09/12/2014 for 835,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
450,600	450,600	450,600	417,630	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	73,200	0	0	13,781	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
523,800	523,800	523,800	431,411	431,411	0	

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Valuation Report

DB: 2022Ga

45-006-795-012-00	2022 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	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 = 1076 SF Floor Area = 2152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,076		
			Total:	241,424	181,067

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 271,363 203,521

Notes: UNIT TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 630,915

2022 Est. T.C.V. 006-795-012-00 = 810,915

Est. TCV/Total Floor Area = 376.82

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
351,600	351,600	351,600	227,495	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,900	0	0	7,507	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
405,500	405,500	405,500	235,002	235,002	0	

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Valuation Report

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45-006-795-013-00	2022 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	100K		1	Units	100000.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1073 SF Floor Area = 1073 SF.
Phy./Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,073		
			Total:	141,653	106,239

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			165,681	124,260	
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Notes: 1 STRY D MID 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,205

2022 Est. T.C.V. 006-795-013-00					=	485,205
Est. TCV/Total Floor Area = 452.19,	Most recent sale	09/02/1995	for	227,500		
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,700	209,700	209,700	164,432	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	5,426	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,600	242,600	242,600	169,858	169,858	0	

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Valuation Report

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45-006-795-014-00	2022 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	200K		1	Units	200000.00000	100	200,000
	0.00	Total Acres			Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	127,581

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,429	
3 Fixture Bath		2	11,822	8,985	

Deck					
Treated Wood		84	2,137	1,624	

Water/Sewer					
Public Water		1	1,656	1,259	
Public Sewer		1	1,656	1,259	

Built-Ins					
Appliance Allow.		1	3,439	2,614	

Fireplaces					
Interior 2 Story		1	7,349	5,585	

Totals:			197,808	150,336	
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Notes: 1.5S UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 466,041

2022 Est. T.C.V. 006-795-014-00 = 666,041						
Est. TCV/Total Floor Area = 451.25, Most recent sale 05/12/2016 for 615,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
293,200	293,200	293,200	292,336	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,800	0	0	9,647	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
333,000	333,000	333,000	301,983	301,983	0	

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45-006-795-015-00	2022 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 = 1081 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,081		
			Total:	242,381	193,904

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Deck			
Treated Wood	84	2,137	1,710

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 272,320 217,856

Notes: UNIT TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 675,354

2022 Est. T.C.V. 006-795-015-00 = 855,354

Est. TCV/Total Floor Area = 395.63, Most recent sale 09/03/1992 for 300,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
370,000	370,000	370,000	246,011	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	57,700	0	0	8,118	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
427,700	427,700	427,700	254,129	254,129	254,129	

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45-006-795-016-00	2022 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	100K		1 Units	100000	0.00000	100 100,000
	0.00	Total Acres		Total Est.	Land Value =	100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	113,407

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals: 165,786 132,630

Notes: 1 STRY D MID LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 411,152

2022 Est. T.C.V. 006-795-016-00 = 511,152						
Est. TCV/Total Floor Area = 475.93, Most recent sale 09/22/2009 for 505,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,500	220,500	220,500	218,010	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,100	0	0	7,194	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,600	255,600	255,600	225,204	225,204	0	

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45-006-795-017-00	2022 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	200K	1	Units	200000.00000	100		200,000
	0.00	Total Acres			Total Est. Land Value =			200,000

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 = 984 SF Floor Area = 1476 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 197,808 148,355

Notes: 1.5S UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-017-00 = 659,899

Est. TCV/Total Floor Area = 447.09, Most recent sale 08/28/2017 for 540,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	289,699	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	9,560	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	299,259	299,259	0	

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45-006-795-018-00	2022 Est. T.C.V.	BURNS MARION D TRUST
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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

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 = 927 SF Floor Area = 1854 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	927		
			Total:	212,633	159,474

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:				242,572	181,928
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Notes: 2 STRY END LOWER 1/2B+L1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 563,977

2022 Est. T.C.V. 006-795-018-00					=	763,977
Est. TCV/Total Floor Area = 412.07, Most recent sale 05/29/1996 for 340,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
333,800	333,800	333,800	251,210	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	48,200	0	0	8,289	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,000	382,000	382,000	259,499	259,499	0	

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Valuation Report

DB: 2022Ga

45-006-795-019-00	2022 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	180000.00000	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 = 1233 SF Floor Area = 2466 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
			Total:	270,992	203,242

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			300,931	225,696	
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Notes: 2STRY END UPPER 2ND&3RD LEVELS

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 699,658

2022 Est. T.C.V. 006-795-019-00 = 879,658						
Est. TCV/Total Floor Area = 356.71, Most recent sale 01/20/2017 for 725,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
380,100	380,100	380,100	380,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,700	0	0	12,543	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
439,800	439,800	439,800	392,643	392,643	0	

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Valuation Report

DB: 2022Ga

45-006-795-020-00	2022 Est. T.C.V.	BRADY DANIEL
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	100K		1 Units	100000	0.00000	40 NON VIEW-MGR UNIT <700SQFT	40,000
	0.00	Total Acres			Total Est. Land Value =		40,000

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 = 636 SF Floor Area = 636 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/60/100/45
Functional Depreciation because of: 1 BDR GRND FLR

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	636		
			Total:	87,625	39,430

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 846

Deck		
Treated Wood	84	2,137 962

Water/Sewer		
Public Water	1	1,656 745
Public Sewer	1	1,656 745

Built-Ins		
Appliance Allow.	1	3,439 1,548

Fireplaces		
Interior 2 Story	1	7,349 3,307

Totals: 105,742 47,583

Notes:

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 147,508

2022 Est. T.C.V. 006-795-020-00 = 187,508

Est. TCV/Total Floor Area = 294.82, Most recent sale 10/05/2020 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,200	81,200	81,200	81,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	2,679	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,800	93,800	93,800	83,879	83,879	0	

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Valuation Report

DB: 2022Ga

45-006-795-021-00	2022 Est. T.C.V.	E&A HOMESTEAD LLC
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	180000.00000	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 = 1285 SF Floor Area = 2570 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,285		
			Total:	280,635	196,444

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,316
3 Fixture Bath			2	11,822	8,275

Deck					
Treated Wood			210	3,944	2,761

Water/Sewer					
Public Water			1	1,656	1,159
Public Sewer			1	1,656	1,159

Built-Ins					
Appliance Allow.			1	3,439	2,407

Fireplaces					
Interior 2 Story			1	7,349	5,144

Totals:				312,381	218,665
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Notes: 2 STRY END LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 677,860

2022 Est. T.C.V. 006-795-021-00					=	857,860
Est. TCV/Total Floor Area = 333.80, Most recent sale 09/30/2020 for 834,500						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
391,100	391,100	391,100	391,100	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	37,800	0	0	12,906	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
428,900	428,900	428,900	404,006	404,006	0	

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Valuation Report

DB: 2022Ga

45-006-795-022-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000SQFT 180K			1 Units	180000.00000	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 = 1233 SF Floor Area = 2630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
1 Story	Siding	Overhang	164		
			Total:	285,855	200,098

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	
3 Fixture Bath		2	11,822	8,275	

Deck					
Treated Wood		84	2,137	1,496	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Fireplaces					
Interior 2 Story		1	7,349	5,144	

Lump Sum Items					
END UNIT UPPER			10,000	7,000	

Totals: 325,794 228,054

Notes: 2STRY END UPPER L2,3,LOFT & ADDITION INTO ORIGNAL COMMON AREA APROXIMATLY 14X14 ACCESSED BY LADDER AMENDI

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 706,966

2022 Est. T.C.V. 006-795-022-00 = 886,966

Est. TCV/Total Floor Area = 337.25, Most recent sale 12/18/2014 for 640,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
383,900	383,900	383,900	363,403	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	59,600	0	0	11,992	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
443,500	443,500	443,500	375,395	375,395	0

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Valuation Report

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45-006-795-023-00	2022 Est. T.C.V.	SWETS ROGER A & ALLISON M
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	180000.00000	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 = 1080 SF Floor Area = 2160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,080		
			Total:	242,196	169,537

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,316
3 Fixture Bath			2	11,822	8,275

Deck					
Treated Wood			84	2,137	1,496

Water/Sewer					
Public Water			1	1,656	1,159
Public Sewer			1	1,656	1,159

Built-Ins					
Appliance Allow.			1	3,439	2,407

Fireplaces					
Interior 2 Story			1	7,349	5,144

Totals:	272,135	190,493
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Notes: UNIT TYPE C 2S LEVELS B&I

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 590,530

2022 Est. T.C.V. 006-795-023-00	=	770,530
Est. TCV/Total Floor Area = 356.73, Most recent sale 11/02/2020 for 735,000		
2021 Assessed	MBOR	S.E.V.
352,300	352,300	352,300
	Base for Cap	C.P.I.
	352,300	3.30
2022 New Eq. Adjustment	Loss	Additions
0	33,000	0
		Tax Adjustment
		11,625
2022 Assessed	MBOR	S.E.V.
385,300	385,300	385,300
	Capped	->Taxable<-
	363,925	363,925
		PRE/MBT
		0

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Valuation Report

DB: 2022Ga

45-006-795-024-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	113,407

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals: 165,786 132,630

Notes: 1 STRY D MID LEVEL L2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 411,152

2022 Est. T.C.V. 006-795-024-00				=	511,152
Est. TCV/Total Floor Area = 475.93, Most recent sale 09/03/2013 for 465,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,500	220,500	220,500	218,010	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	35,100	0	0	7,194	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
255,600	255,600	255,600	225,204	225,204	0

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Valuation Report

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45-006-795-025-00	2022 Est. T.C.V.	MSSK LLC
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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	134,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals: 197,808 158,247

Notes: 1.5S UPPER E, 3RD+LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 490,567

2022 Est. T.C.V. 006-795-025-00	=	690,567
Est. TCV/Total Floor Area = 467.86, Most recent sale 05/14/2021 for 725,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
303,400 303,400 303,400 302,983 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 41,900 0 0 42,317 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
345,300 345,300 345,300 312,981 345,300 0		

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DB: 2022Ga

45-006-795-026-00	2022 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	180000.00000	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 = 1082 SF Floor Area = 2164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,082		
			Total:	242,588	181,940

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			272,527	204,394	
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Notes: UNIT TYPE C 2STRY LEVEL B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 633,622

2022 Est. T.C.V. 006-795-026-00		=	813,622
Est. TCV/Total Floor Area = 375.98, Most recent sale 10/31/1997 for 297,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
352,700	352,700	352,700	240,158 3.30
2022 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	54,100	0	0 7,925 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
406,800	406,800	406,800	248,083 248,083 0

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45-006-795-027-00	2022 Est. T.C.V.	KELLY MICHAEL J & DIANE M
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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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, Air Conditioning
Ground Area = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	151,317	121,054

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			1	5,911	4,729

Deck					
Treated Wood			84	2,137	1,710

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 2 Story			1	7,349	5,879

Totals: 175,345 140,277

Notes: 1 STRY D, 2ND LEVEL

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 434,859

2022 Est. T.C.V. 006-795-027-00 = 534,859						
Est. TCV/Total Floor Area = 498.01, Most recent sale 10/06/2020 for 510,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,300	230,300	230,300	230,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,100	0	0	7,599	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,400	267,400	267,400	237,899	237,899	0	

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DB: 2022Ga

45-006-795-028-00	2022 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	200K		1 Units	200000	0.00000	100		200,000
	0.00	Total Acres			Total Est.	Land Value =		200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 197,808 148,355

Notes: 1.5S UPPER E, 3RD & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-028-00 = 659,899

Est. TCV/Total Floor Area = 447.09, Most recent sale 09/03/2003 for 100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	218,656	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	7,215	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	225,871	225,871	0	

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45-006-795-029-00	2022 Est. T.C.V.	KENYON DIANE M TRUST
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	180000.00000	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 = 1077 SF Floor Area = 2154 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,077		
			Total:	241,632	193,307

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			271,571	217,259	
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Notes: UNIT TYPE C 2S LEVELS B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 673,502

2022 Est. T.C.V. 006-795-029-00 = 853,502						
Est. TCV/Total Floor Area = 396.24, Most recent sale 06/27/1990 for 225,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
369,200	369,200	369,200	227,495	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	57,600	0	0	7,507	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
426,800	426,800	426,800	235,002	235,002	0	

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Valuation Report

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45-006-795-030-00	2022 Est. T.C.V.	HUNTER BRADLEY J & KAREN E
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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:				165,786	124,340
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Notes: 1 STRY D LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,454

2022 Est. T.C.V. 006-795-030-00					=	485,454
Est. TCV/Total Floor Area = 452.01, Most recent sale 03/30/2020 for 475,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	209,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	6,923	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	216,723	216,723	0	

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Valuation Report

DB: 2022Ga

45-006-795-031-00	2022 Est. T.C.V.	STAHLE DAVID P
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	200K		1	Units	200000.00000	100	200,000
	0.00	Total Acres			Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	134,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:	197,808	158,247
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Notes: 1.5 STRY UPPER E 3RD&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 490,567

2022 Est. T.C.V. 006-795-031-00	=	690,567
Est. TCV/Total Floor Area = 467.86, Most recent sale 01/25/2019 for 565,250		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
303,400 303,400 303,400 302,983 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 41,900 0 0 9,998 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
345,300 345,300 345,300 312,981 312,981 312,981		

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Valuation Report

DB: 2022Ga

45-006-795-032-00	2022 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

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 = 1082 SF Floor Area = 2164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,082		
			Total:	242,588	181,940

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer			
Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins			
Appliance Allow.	1	3,439	2,579

Fireplaces			
Interior 2 Story	1	7,349	5,512

Totals: 272,527 204,394

Notes: TYPE C 2STRY LOWER

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 633,622

2022 Est. T.C.V. 006-795-032-00 = 813,622

Est. TCV/Total Floor Area = 375.98, Most recent sale 05/27/1995 for 228,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,700	352,700	352,700	237,461	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,100	0	0	7,836	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
406,800	406,800	406,800	245,297	245,297	0	

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Valuation Report

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45-006-795-033-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100SQFT	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 165,786 124,340

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,454

2022 Est. T.C.V. 006-795-033-00					=	485,454
Est. TCV/Total Floor Area = 452.01, Most recent sale 10/24/1994 for 189,900						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	157,493	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,900	0	5,197	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	162,690	162,690	0	

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45-006-795-034-00	2022 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	200K		1	Units	200000.00000	100	200,000
	0.00	Total Acres			Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck

Treated Wood	84	2,137	1,603
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 197,808 148,355

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-034-00 = 659,899

Est. TCV/Total Floor Area = 447.09, Most recent sale 08/30/2012 for 560,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	289,699	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	9,560	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	299,259	299,259	0	

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Valuation Report

DB: 2022Ga

45-006-795-035-00	2022 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	180000.00000	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 = 1267 SF Floor Area = 2534 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,267		
			Total:	277,317	221,853

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,504
3 Fixture Bath			2	11,822	9,458

Deck					
Treated Wood			210	3,944	3,155

Water/Sewer					
Public Water			1	1,656	1,325
Public Sewer			1	1,656	1,325

Built-Ins					
Appliance Allow.			1	3,439	2,751

Fireplaces					
Interior 2 Story			1	7,349	5,879

Lump Sum Items					
END UNIT LOWE				5,000	4,000

Totals:				314,063	251,250
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Notes: 2 STRY END LOWER LEVEL B&I

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 778,875

2022 Est. T.C.V. 006-795-035-00					=	958,875
Est. TCV/Total Floor Area = 378.40, Most recent sale 09/08/2015 for 800,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
413,400	413,400	413,400	413,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,000	0	0	13,642	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
479,400	479,400	479,400	427,042	427,042	0	

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45-006-795-036-00	2022 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

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 = 1237 SF Floor Area = 2728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,237		
1 Story	Siding	Overhang	254		
			Total:	294,768	221,076

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Lump Sum Items					
END UNIT UPPER			10,000	7,500	

Totals:			334,707	251,030	
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Notes: 2S+LOFT END UPPER LEVEL2,3+LOF

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	778,192
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2022 Est. T.C.V. 006-795-036-00	=	958,192
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Est. TCV/Total Floor Area = 351.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
413,500	413,500	413,500	298,877	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	65,600	0	9,862	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
479,100	479,100	479,100	308,739	308,739	0	

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45-006-795-037-00	2022 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	180000.00000	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 = 1262 SF Floor Area = 2524 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,262		
			Total:	276,380	207,284

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:				306,319	229,738
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Notes: 2 STRY END LEVELS B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	712,188
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2022 Est. T.C.V. 006-795-037-00	=	892,188
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Est. TCV/Total Floor Area = 353.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,300	385,300	385,300	255,148	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	60,800	0	8,419	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
446,100	446,100	446,100	263,567	263,567	0	

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Valuation Report

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45-006-795-038-00	2022 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	180000.00000	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 = 1283 SF Floor Area = 2566 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,283		
			Total:	280,261	210,196

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Lump Sum Items					
END UNIT UPPER				10,000	7,500

Totals:				320,200	240,150
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Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	744,464
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2022 Est. T.C.V. 006-795-038-00	=	924,464
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Est. TCV/Total Floor Area = 360.27

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
399,500	399,500	399,500	253,745	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,700	0	0	8,373	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
462,200	462,200	462,200	262,118	262,118	0	

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Valuation Report

DB: 2022Ga

45-006-795-039-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est.	Land Value =	100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 165,786 124,340

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,454

2022 Est. T.C.V. 006-795-039-00					=	485,454
Est. TCV/Total Floor Area = 452.01, Most recent sale 10/11/1996 for 205,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	166,002	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	5,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	171,480	171,480	0	

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Valuation Report

DB: 2022Ga

45-006-795-040-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			165,786	124,340	
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Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	385,454
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2022 Est. T.C.V. 006-795-040-00	=	485,454
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Est. TCV/Total Floor Area = 452.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
209,800	209,800	209,800	157,493	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	5,197	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
242,700	242,700	242,700	162,690	162,690	0

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Valuation Report

DB: 2022Ga

45-006-795-041-00	2022 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
SOUTH BEAC	>1400SQFT	200K	1	Units	200000.00000	100	
		0.00	Total Acres		Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	134,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			197,808	158,247	
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Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 490,567

2022 Est. T.C.V. 006-795-041-00	=	690,567
Est. TCV/Total Floor Area = 467.86, Most recent sale 10/20/2004 for 796,625		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
303,400 303,400 303,400 302,983 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 41,900 0 0 9,998 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
345,300 345,300 345,300 312,981 312,981 0		

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Valuation Report

DB: 2022Ga

45-006-795-042-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100SQFT	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1077 SF Floor Area = 1077 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,077		
			Total:	142,088	106,567

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 166,116 124,588

Notes: 1S LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 386,221

2022 Est. T.C.V. 006-795-042-00					=	486,221
Est. TCV/Total Floor Area = 451.46,	Most recent sale	12/12/1992	for	201,500		
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,100	210,100	210,100	157,493	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,000	0	5,197	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,100	243,100	243,100	162,690	162,690	0	

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Valuation Report

DB: 2022Ga

45-006-795-043-00	2022 Est. T.C.V.	Longbow Properties LLC
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	100K		1 Units	100000	0.00000	100	100,000
	0.00	Total Acres			Total Est.	Land Value =	100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals: 165,786 124,340

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,454

2022 Est. T.C.V. 006-795-043-00 = 485,454						
Est. TCV/Total Floor Area = 452.01, Most recent sale 03/05/2018 for 430,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	206,856	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,900	0	0	6,826	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	213,682	213,682	0	

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Valuation Report

DB: 2022Ga

45-006-795-044-00	2022 Est. T.C.V.	MCGRW 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	200K	1	Units	200000.00000	100	200,000
	0.00	Total Acres			Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	134,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			197,808	158,247	
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Notes: 1.5S LEVEL 3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	490,567
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2022 Est. T.C.V. 006-795-044-00	=	690,567
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Est. TCV/Total Floor Area = 467.86, Most recent sale 06/05/2009 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
303,400	303,400	303,400	302,983	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	41,900	0	0	9,998	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
345,300	345,300	345,300	312,981	312,981	0

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Valuation Report

DB: 2022Ga

45-006-795-045-00	2022 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	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 = 1256 SF Floor Area = 2512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,256		
			Total:	275,267	206,450

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 305,206 228,904

Notes: 2 STRY END LEVELS B&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 709,602

2022 Est. T.C.V. 006-795-045-00 = 889,602

Est. TCV/Total Floor Area = 354.14

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
384,200	384,200	384,200	249,372	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	60,600	0	0	8,229	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
444,800	444,800	444,800	257,601	257,601	0

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Valuation Report

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45-006-795-046-00	2022 Est. T.C.V.	MEARA JOHN W JR & YVONNE
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	180000.00000	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 = 1233 SF Floor Area = 2466 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
			Total:	270,992	203,242

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Lump Sum Items					
END UNIT UPPER				10,000	7,500

Totals:				310,931	233,196
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Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 722,908

2022 Est. T.C.V. 006-795-046-00	=	902,908
Est. TCV/Total Floor Area = 366.14, Most recent sale 03/01/2004 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
390,600 390,600 390,600 284,374 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 60,900 0 0 9,384 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
451,500 451,500 451,500 293,758 293,758 0		

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45-006-795-047-00	2022 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	180000.00000	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 = 1274 SF Floor Area = 2548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,274		
			Total:	278,614	208,959

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 308,553 231,413

Notes: 2 STRY END LEVELS B &1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 717,379

2022 Est. T.C.V. 006-795-047-00				=	897,379
Est. TCV/Total Floor Area = 352.19					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
387,400	387,400	387,400	249,372	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	61,300	0	0	8,229	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
448,700	448,700	448,700	257,601	257,601	0

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DB: 2022Ga

45-006-795-048-00	2022 Est. T.C.V.	ORRINGER MARK B & 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	180000.00000	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 = 1233 SF Floor Area = 2466 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
			Total:	270,992	203,242

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Lump Sum Items					
END UNIT UPPER				10,000	7,500

Totals:				310,931	233,196
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Notes: 2STRY END UPPER LEVELS 2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	722,908
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2022 Est. T.C.V. 006-795-048-00	=	902,908
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Est. TCV/Total Floor Area = 366.14

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
390,600	390,600	390,600	253,745	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	60,900	0	0	8,373	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
451,500	451,500	451,500	262,118	262,118	0	

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Valuation Report

DB: 2022Ga

45-006-795-049-00	2022 Est. T.C.V.	CLAYPOOL CATHERINE ANN TRUST
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	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1077 SF Floor Area = 1077 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,077		
			Total:	142,088	106,567

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 166,116 124,588

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 386,221

2022 Est. T.C.V. 006-795-049-00 = 486,221

Est. TCV/Total Floor Area = 451.46, Most recent sale 08/31/1993 for 213,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,100	210,100	210,100	157,493	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,000	0	0	5,197	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,100	243,100	243,100	162,690	162,690	0	

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45-006-795-050-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100SQFT	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	141,758	106,319

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 165,786 124,340

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 385,454

2022 Est. T.C.V. 006-795-050-00					=	485,454
Est. TCV/Total Floor Area = 452.01, Most recent sale 11/08/1999 for 325,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,800	209,800	209,800	166,331	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,900	0	5,488	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	171,819	171,819	0	

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Valuation Report

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45-006-795-051-00	2022 Est. T.C.V.	FALKENSTERN CARL & MARQUERITE
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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 197,808 148,355

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-051-00 = 659,899						
Est. TCV/Total Floor Area = 447.09, Most recent sale 03/26/2021 for 725,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	270,976	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	58,924	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	279,918	329,900	0	

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Valuation Report

DB: 2022Ga

45-006-795-052-00	2022 Est. T.C.V.	JENSEN JAMES B & SUSAN C
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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est.	Land Value =	100,000

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 = 1087 SF Floor Area = 1087 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,087		
			Total:	143,249	107,437

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:	167,277	125,458
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Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 388,918

2022 Est. T.C.V. 006-795-052-00	=	488,918
Est. TCV/Total Floor Area = 449.79, Most recent sale 10/09/2020 for 500,000		
2021 Assessed	MBOR	S.E.V.
211,200	211,200	211,200
	Base for Cap	C.P.I.
	211,200	3.30
2022 New Eq. Adjustment	Loss	Additions
0	33,300	0
		Tax Adjustment
		6,969
2022 Assessed	MBOR	S.E.V.
244,500	244,500	244,500
	Capped	->Taxable<-
	218,169	218,169
		PRE/MBT
		0

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Valuation Report

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45-006-795-053-00	2022 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	100K		1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1078 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,078		
			Total:	142,223	113,778

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			166,251	133,001	
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Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 412,304

2022 Est. T.C.V. 006-795-053-00			=	512,304	
Est. TCV/Total Floor Area = 475.24, Most recent sale 08/31/2009 for 450,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,900	220,900	220,900	218,517	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	35,300	0	0	7,211	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
256,200	256,200	256,200	225,728	225,728	0

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Valuation Report

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45-006-795-054-00	2022 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	200K		1	Units	200000.00000	100	200,000
	0.00	Total Acres			Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	134,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			197,808	158,247	
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Notes: 1.5STRY UPPER E LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 490,567

2022 Est. T.C.V. 006-795-054-00 = 690,567						
Est. TCV/Total Floor Area = 467.86, Most recent sale 08/31/2009 for 660,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
303,400	303,400	303,400	302,983	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,900	0	0	9,998	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
345,300	345,300	345,300	312,981	312,981	0	

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45-006-795-055-00	2022 Est. T.C.V.	MO & JOE ENTERPRISES LLC
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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1077 SF Floor Area = 1077 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,077		
			Total:	142,088	106,567

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 166,116 124,588

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 386,221

2022 Est. T.C.V. 006-795-055-00	=	486,221
Est. TCV/Total Floor Area = 451.46, Most recent sale 10/23/2020 for 510,000		
2021 Assessed	MBOR	S.E.V.
210,100	210,100	210,100
	Base for Cap	C.P.I.
	210,100	3.30
2022 New Eq. Adjustment	Loss	Additions
0	33,000	0
		Tax Adjustment
		6,933
2022 Assessed	MBOR	S.E.V.
243,100	243,100	243,100
	Capped	->Taxable<-
	217,033	217,033
		PRE/MBT
		0

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45-006-795-056-00	2022 Est. T.C.V.	GENZIER CHRISTOPHER J & JILL L
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	100K		1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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: Forced Heat & Cool
Ground Area = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	147,074	125,012

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			84	2,137	1,816

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 2 Story			1	7,349	6,247

Totals:	171,102	145,436
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Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 450,852

2022 Est. T.C.V. 006-795-056-00	=	550,852
Est. TCV/Total Floor Area = 512.90, Most recent sale 11/01/2021 for 752,000		
2021 Assessed	MBOR	S.E.V.
225,900	225,900	225,900
	Base for Cap	C.P.I.
	223,688	3.30
2022 New Eq. Adjustment	Loss	Additions
13,200	36,300	0
		Tax Adjustment
		38,512
2022 Assessed	MBOR	S.E.V.
275,400	275,400	275,400
	Capped	->Taxable<-
	244,269	275,400
		PRE/MBT
		0

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45-006-795-057-00	2022 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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

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, Air Conditioning
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	181,005	135,752

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		2	11,822	8,866	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals:			210,944	158,206	
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Notes: 1.5 STRY UPPER E L3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 490,439

2022 Est. T.C.V. 006-795-057-00				=	690,439
Est. TCV/Total Floor Area = 467.78, Most recent sale 10/19/2017 for 665,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
303,300	303,300	303,300	302,881	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,900	0	9,995	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
345,200	345,200	345,200	312,876	312,876	0

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45-006-795-058-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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, Air Conditioning
Ground Area = 1087 SF Floor Area = 1087 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,087		
			Total:	152,924	122,339

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Totals:			176,952	141,562	
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Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 438,842

2022 Est. T.C.V. 006-795-058-00		=	538,842
Est. TCV/Total Floor Area = 495.71, Most recent sale 06/08/2005 for 635,000			
2021 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
231,900	231,900	231,900	229,975 3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	37,500	0	7,589 0
2022 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
269,400	269,400	269,400	237,564 237,564 0

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45-006-795-059-00	2022 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	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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, Air Conditioning

Ground Area = 1076 SF Floor Area = 1076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,076		
			Total:	151,560	121,247

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Deck			
Treated Wood	84	2,137	1,710

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 175,588 140,470

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 435,457

2022 Est. T.C.V. 006-795-059-00 = 535,457

Est. TCV/Total Floor Area = 497.64, Most recent sale 12/05/2014 for 439,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,500	230,500	230,500	225,768	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,200	0	0	7,450	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,700	267,700	267,700	233,218	233,218	0	

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Valuation Report

DB: 2022Ga

45-006-795-060-00	2022 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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est.	Land Value =	200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 197,808 148,355

Notes: 1.5 STRY UPPER E L3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-060-00	=	659,899
Est. TCV/Total Floor Area = 447.09, Most recent sale 08/16/1991 for 250,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
290,700 290,700 290,700 218,656 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 39,200 0 0 7,215 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
329,900 329,900 329,900 225,871 225,871 225,871		

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Valuation Report

DB: 2022Ga

45-006-795-061-00	2022 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
SOUTH BEAC >2000SQFT	180K		1 Units	180000.00000	100	
	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 = 1267 SF Floor Area = 2534 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,267		
			Total:	277,317	207,986

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 307,256 230,440

Notes: 2 STRY END LOWER LB&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 714,363

2022 Est. T.C.V. 006-795-061-00	=	894,363
Est. TCV/Total Floor Area = 352.95, Most recent sale 09/05/2001 for 799,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
386,200 386,200 386,200 379,036 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 61,000 0 0 12,508 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
447,200 447,200 447,200 391,544 391,544 0		

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Valuation Report

DB: 2022Ga

45-006-795-062-00	2022 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	180000.00000	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 = 1233 SF Floor Area = 2466 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,233		
			Total:	270,992	216,794

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		2	11,822	9,458	

Deck					
Treated Wood		84	2,137	1,710	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	
Security System		1	6,838	5,470	

Fireplaces					
Interior 2 Story		1	7,349	5,879	

Lump Sum Items					
END UNIT UPPER			10,000	8,000	

Totals:			317,769	254,216	
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Notes: 2STRY END UPPER L2&3

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 788,070

2022 Est. T.C.V. 006-795-062-00	=	968,070
Est. TCV/Total Floor Area = 392.57, Most recent sale 01/09/2015 for 700,000		

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
417,700	417,700	417,700	417,578	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,300	0	13,780	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
484,000	484,000	484,000	431,358	431,358	0

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Valuation Report

DB: 2022Ga

45-006-795-063-00	2022 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	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 = 1190 SF Floor Area = 2380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,190		
			Total:	262,973	197,228

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 292,912 219,682

Notes: 2 STRY END LOWER LB&1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 681,015

2022 Est. T.C.V. 006-795-063-00 = 861,015

Est. TCV/Total Floor Area = 361.77

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
372,300	372,300	372,300	249,372	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	58,200	0	0	8,229	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
430,500	430,500	430,500	257,601	257,601	0	

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Valuation Report

DB: 2022Ga

45-006-795-064-00	2022 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	180000.00000	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 = 761 SF Floor Area = 2283 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	761		
			Total:	243,555	182,653

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Lump Sum Items					
END UNIT UPPER				10,000	7,500

Totals: 283,494 212,607

Notes: 3S END UPPER L2,3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 659,082

2022 Est. T.C.V. 006-795-064-00	=	839,082
Est. TCV/Total Floor Area = 367.53, Most recent sale 10/01/2009 for 0		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
364,100 364,100 364,100 306,250 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 55,400 0 0 10,106 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
419,500 419,500 419,500 316,356 316,356 0		

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Valuation Report

DB: 2022Ga

45-006-795-065-00	2022 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	100K		1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1069 SF Floor Area = 1069 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,069		
			Total:	141,176	105,881

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:				165,204	123,902
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Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	384,096
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2022 Est. T.C.V. 006-795-065-00	=	484,096
Est. TCV/Total Floor Area = 452.85		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
209,200 209,200 209,200	157,493	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 32,800 0	0	5,197 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
242,000 242,000 242,000	162,690	162,690 0

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45-006-795-066-00	2022 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	100K		1 Units	100000	0.00000	100 100,000
	0.00	Total Acres		Total Est.	Land Value =	100,000

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 = 1083 SF Floor Area = 1083 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,083		
			Total:	142,802	107,100

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Deck					
Treated Wood		84	2,137	1,603	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Interior 2 Story		1	7,349	5,512	

Totals: 166,830 125,121

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 387,874

2022 Est. T.C.V. 006-795-066-00 = 487,874						
Est. TCV/Total Floor Area = 450.48, Most recent sale 01/14/2013 for 425,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,800	210,800	210,800	207,971	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,100	0	0	6,863	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,900	243,900	243,900	214,834	214,834	0	

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Valuation Report

DB: 2022Ga

45-006-795-067-00	2022 Est. T.C.V.	SVERA JOHN A & SVERA LAIMA 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 200K			1 Units	200000.00000	100	200,000
	0.00	Total Acres		Total Est. Land Value =		200,000

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 = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:	197,808	148,355
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Notes: 1.75 S UPPER E, LEVEL 3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	459,899
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2022 Est. T.C.V. 006-795-067-00	=	659,899
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Est. TCV/Total Floor Area = 447.09

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	218,656	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	7,215	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	225,871	225,871	0	

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45-006-795-068-00	2022 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	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1087 SF Floor Area = 1087 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,087		
			Total:	143,249	108,869

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,429
3 Fixture Bath	1	5,911	4,492

Deck			
Treated Wood	84	2,137	1,624

Water/Sewer

Public Water	1	1,656	1,259
Public Sewer	1	1,656	1,259

Built-Ins

Appliance Allow.	1	3,439	2,614
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Fireplaces

Interior 2 Story	1	7,349	5,585
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Totals: 167,277 127,131

Notes: 1 STRY D MID LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 394,105

2022 Est. T.C.V. 006-795-068-00 = 494,105

Est. TCV/Total Floor Area = 454.56

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,400	213,400	213,400	159,765	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,700	0	0	5,272	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,100	247,100	247,100	165,037	165,037	0	

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Valuation Report

DB: 2022Ga

45-006-795-069-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100SQFT	100K		1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

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 = 1083 SF Floor Area = 1083 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,083		
			Total:	142,802	107,100

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals: 166,830 125,121

Notes: 1 STRY D MID LEVEL 2

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 387,874

2022 Est. T.C.V. 006-795-069-00					=	487,874
Est. TCV/Total Floor Area = 450.48, Most recent sale 04/10/2015 for 420,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,800	210,800	210,800	207,971	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,100	0	6,863	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
243,900	243,900	243,900	214,834	214,834	0	

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Valuation Report

DB: 2022Ga

45-006-795-070-00	2022 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	200K		1	Units	200000.00000	100		200,000
	0.00	Total Acres			Total Est. Land Value =			200,000

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 = 984 SF Floor Area = 1476 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	167,869	125,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals: 197,808 148,355

Notes: 1.75STRY UPPER E, L3&LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 459,899

2022 Est. T.C.V. 006-795-070-00 = 659,899

Est. TCV/Total Floor Area = 447.09, Most recent sale 12/16/2009 for 485,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	289,699	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,200	0	0	9,560	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
329,900	329,900	329,900	299,259	299,259	0	

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45-006-795-071-00	2022 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 100K			1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

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 = 1208 SF Floor Area = 1208 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,208		
			Total:	157,128	117,846

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	2	11,822	8,866
2 Fixture Bath	1	3,960	2,970

Deck			
Treated Wood	84	2,137	1,603

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Interior 2 Story	1	7,349	5,512
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Totals:	191,027	143,270
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Notes: END UNIT G, LEVEL 1

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	444,135
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2022 Est. T.C.V. 006-795-071-00	=	544,135
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Est. TCV/Total Floor Area = 450.44

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,100	234,100	234,100	166,241	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,000	0	0	5,485	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
272,100	272,100	272,100	171,726	171,726	0	

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45-006-795-072-00	2022 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	180000.00000	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: Forced Heat & Cool
Ground Area = 1129 SF Floor Area = 2822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	1,129		
			Total:	306,538	229,897

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Deck					
Treated Wood			84	2,137	1,603

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Interior 2 Story			1	7,349	5,512

Totals:				336,477	252,351
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Notes: 2.5S END UNIT L2,3 & LOFT

ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV:	782,288
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2022 Est. T.C.V. 006-795-072-00	=	962,288
Est. TCV/Total Floor Area = 341.00, Most recent sale 03/25/2002 for 750,000		
2021 Assessed	MBOR	S.E.V.
414,300	414,300	414,300
	Base for Cap	C.P.I.
	381,238	3.30
2022 New Eq. Adjustment	Loss	Additions
0	66,800	0
		Tax Adjustment
		12,580
2022 Assessed	MBOR	S.E.V.
481,100	481,100	481,100
	Capped	->Taxable<-
	393,818	393,818
		PRE/MBT
		0

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45-006-802-001-00	2022 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	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

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 = 513 SF Floor Area = 695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	182		
			Total:	68,782	55,026

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,277 1,022

Deck
Treated Wood 36 1,306 1,045

Water/Sewer
Public Water 1 1,293 1,034
Public Sewer 1 1,293 1,034

Built-Ins
Appliance Allow. 1 2,394 1,915

Fireplaces
Interior 2 Story 1 5,751 4,601

Totals: 82,096 65,677

Notes: BLDG2, 1ST&LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 137,922

2022 Est. T.C.V. 006-802-001-00 = 177,922

Est. TCV/Total Floor Area = 256.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,300	84,300	84,300	58,990	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,946	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	60,936	60,936	0	

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45-006-802-002-00	2022 Est. T.C.V.	OLLESHEIMER CATHERINE
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

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 = 513 SF Floor Area = 695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	182		
			Total:	67,094	53,676

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		70	1,829	1,463	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 80,931 64,745

Notes: BLDG 2, 1ST FL & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 135,965

2022 Est. T.C.V. 006-802-002-00 = 175,965

Est. TCV/Total Floor Area = 253.19, Most recent sale 07/31/2020 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
83,400	83,400	83,400	83,400	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	2,752	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,000	88,000	88,000	86,152	86,152	0

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45-006-802-003-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

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 = 513 SF Floor Area = 695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	182		
			Total:	67,094	53,676

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 80,408 64,327

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 135,087

2022 Est. T.C.V. 006-802-003-00 = 175,087

Est. TCV/Total Floor Area = 251.92

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,900	82,900	82,900	56,861	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	1,876	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,500	87,500	87,500	58,737	58,737	0

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45-006-802-004-00	2022 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	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

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 = 513 SF Floor Area = 695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	182		
			Total:	68,782	55,026

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,277 1,022

Deck
Treated Wood 36 1,306 1,045

Water/Sewer
Public Water 1 1,293 1,034
Public Sewer 1 1,293 1,034

Built-Ins
Appliance Allow. 1 2,394 1,915

Fireplaces
Interior 2 Story 1 5,751 4,601

Totals: 82,096 65,677

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 137,922

2022 Est. T.C.V. 006-802-004-00 = 177,922

Est. TCV/Total Floor Area = 256.00, Most recent sale 09/29/1995 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,300	84,300	84,300	61,017	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	2,013	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	63,030	63,030	0	

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45-006-802-005-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	57,950	46,360

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 1,022

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer		
Public Water	1	1,293 1,034
Public Sewer	1	1,293 1,034

Built-Ins		
Appliance Allow.	1	2,394 1,915

Fireplaces		
Interior 2 Story	1	5,751 4,601

Totals: 71,264 57,011

Notes: GROUND LEVEL

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 119,723

2022 Est. T.C.V. 006-802-005-00	=	159,723
Est. TCV/Total Floor Area = 316.28, Most recent sale 01/08/2016 for 130,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
75,200 75,200 75,200 62,114 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,700 0 0 2,049 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
79,900 79,900 79,900 64,163 64,163 0		

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45-006-802-006-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	67,276	53,821

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 1,022

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer		
Public Water	1	1,293 1,034
Public Sewer	1	1,293 1,034

Built-Ins		
Appliance Allow.	1	2,394 1,915

Fireplaces		
Interior 2 Story	1	5,751 4,601

Totals: 80,590 64,472

Notes: BLDG3 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 135,391

2022 Est. T.C.V. 006-802-006-00	=	175,391
Est. TCV/Total Floor Area = 251.64, Most recent sale 03/06/2017 for 138,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
83,100 83,100 83,100 68,195 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,600 0 0 2,250 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
87,700 87,700 87,700 70,445 70,445 0		

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45-006-802-007-00	2022 Est. T.C.V.	SOUTH VILLAGE 7 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	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

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 = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	52,677	42,142

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,277 1,022

Deck
Treated Wood 36 1,306 1,045

Water/Sewer
Public Water 1 1,293 1,034
Public Sewer 1 1,293 1,034

Built-Ins
Appliance Allow. 1 2,394 1,915

Fireplaces
Interior 2 Story 1 5,751 4,601

Totals: 65,991 52,793

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 110,865

2022 Est. T.C.V. 006-802-007-00 = 150,865

Est. TCV/Total Floor Area = 298.74, Most recent sale 01/15/2020 for 145,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,700	70,700	70,700	70,700	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	2,333	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
75,400	75,400	75,400	73,033	73,033 0

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45-006-802-008-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.		Land Value =	40,000

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 = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	68,970	55,176

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 82,284 65,827

Notes: BLDG3 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 138,237

2022 Est. T.C.V. 006-802-008-00 = 178,237

Est. TCV/Total Floor Area = 255.72, Most recent sale 12/05/2014 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,500	84,500	84,500	69,310	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	2,287	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,100	89,100	89,100	71,597	71,597	0

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45-006-802-009-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	54,338	43,471

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 67,652 54,122

Notes: BLDG9, LOWER

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 113,656

2022 Est. T.C.V. 006-802-009-00	=	153,656
Est. TCV/Total Floor Area = 304.27, Most recent sale 12/19/1995 for 70,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
72,100 72,100 72,100 56,334 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,700 0 0 1,859 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
76,800 76,800 76,800 58,193 58,193 0		

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Valuation Report

DB: 2022Ga

45-006-802-010-00	2022 Est. T.C.V.	HANNIGAN MARY LOU TRUST
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	40000	0.00000 100	40,000
	0.00	Total Acres		Total Est.	Land Value =	40,000

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 = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	68,970	55,176

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 1,022

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer		
Public Water	1	1,293 1,034
Public Sewer	1	1,293 1,034

Built-Ins		
Appliance Allow.	1	2,394 1,915

Fireplaces		
Interior 2 Story	1	5,751 4,601

Totals: 82,284 65,827

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 138,237

2022 Est. T.C.V. 006-802-010-00 = 178,237

Est. TCV/Total Floor Area = 255.72

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,500	84,500	84,500	52,490	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	1,732	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,100	89,100	89,100	54,222	54,222	0	

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45-006-802-011-00	2022 Est. T.C.V.	MITCHEL THOMSON S & ELIZABETH A
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

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 = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	57,051	45,648

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,022
2 Fixture Bath	1	2,690	2,152
Separate Shower	1	1,176	941

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer

Public Water	1	1,293	1,034
Public Sewer	1	1,293	1,034

Built-Ins

Appliance Allow.	1	2,394	1,915
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Fireplaces

Interior 2 Story	1	5,751	4,601
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Totals: 74,231 59,392

Notes: BLDG4 LOWER

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 124,723

2022 Est. T.C.V. 006-802-011-00 = 164,723

Est. TCV/Total Floor Area = 326.18, Most recent sale 09/18/2020 for 180,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,700	77,700	77,700	77,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	2,564	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,400	82,400	82,400	80,264	80,264	0

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Valuation Report

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45-006-802-012-00	2022 Est. T.C.V.	FORMICOLA JOSEPH & LEIGH
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

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 = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	71,726	57,387

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	
Separate Shower		1	1,176	941	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 86,216 68,979

Notes: BLDG4 UPPER&LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 144,856

2022 Est. T.C.V. 006-802-012-00 = 184,856

Est. TCV/Total Floor Area = 265.22, Most recent sale 01/19/2022 for 259,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
87,800	87,800	87,800	87,800	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	2,897	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,400	92,400	92,400	90,697	90,697	0

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45-006-802-013-00	2022 Est. T.C.V.	HAMILTON JILL
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	40000	0.00000	100	40,000
	0.00	Total Acres		Total Est.	Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	69,177	58,799

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		36	1,382	1,175	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 2 Story		1	7,349	6,247	

Totals: 86,539 73,558

Notes: BLDG5 LOWER FLAT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 154,472

2022 Est. T.C.V. 006-802-013-00	=	194,472
Est. TCV/Total Floor Area = 385.09, Most recent sale 12/03/2021 for 259,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
72,900 72,900 72,900 59,925 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
19,700 4,600 0 19,700 17,575 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
97,200 97,200 97,200 81,602 97,200 0		

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45-006-802-014-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 515 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
			Total:	55,284	46,994

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	1,085
Separate Shower			1	1,176	1,000

Deck					
Treated Wood			70	1,829	1,555

Water/Sewer					
Public Water			1	1,293	1,099
Public Sewer			1	1,293	1,099

Built-Ins					
Appliance Allow.			1	2,394	2,035

Fireplaces					
Interior 2 Story			1	5,751	4,888

Totals: 70,297 59,755

Notes: BLDG5, UPPER, 1 BDRM 1 BATH, NO LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 125,486

2022 Est. T.C.V. 006-802-014-00	=	165,486
Est. TCV/Total Floor Area = 321.33, Most recent sale 06/15/2016 for 123,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
78,100 78,100 78,100 63,699 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,600 0 0 2,102 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
82,700 82,700 82,700 65,801 65,801 65,801		

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45-006-802-015-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 5 Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	57,051	45,648

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	
Separate Shower		1	1,176	941	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 71,541 57,240

Notes: BLDG5, LOWER FLAT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 120,204

2022 Est. T.C.V. 006-802-015-00 = 160,204						
Est. TCV/Total Floor Area = 317.24, Most recent sale 11/20/2015 for 120,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,400	75,400	75,400	61,791	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	2,039	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,100	80,100	80,100	63,830	63,830	0	

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45-006-802-016-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	72,982	58,386

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 86,296 69,037

Notes: BLDG5 UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 144,978

2022 Est. T.C.V. 006-802-016-00	=	184,978
Est. TCV/Total Floor Area = 265.39, Most recent sale 11/10/1993 for 63,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
87,900 87,900 87,900 53,050 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,600 0 0 1,750 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
92,500 92,500 92,500 54,800 54,800 0		

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45-006-802-017-00	2022 Est. T.C.V.	DEWITT ANGELA M
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	40000	0.00000	100		40,000
	0.00	Total Acres		Total Est.	Land Value =			40,000

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 = 513 SF Floor Area = 695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	182		
			Total:	68,782	55,026

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Lump Sum Items					
STAND ALONG CONDO			0	0	

Totals: 82,096 65,677

Notes: STAND ALONE

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 137,922

2022 Est. T.C.V. 006-802-017-00 = 177,922

Est. TCV/Total Floor Area = 256.00, Most recent sale 01/28/2022 for 259,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,300	84,300	84,300	69,672	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	2,299	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,000	89,000	89,000	71,971	71,971	71,971	

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45-006-802-027-00	2022 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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	54,338	43,471

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 1,022

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer		
Public Water	1	1,293 1,034
Public Sewer	1	1,293 1,034

Built-Ins		
Appliance Allow.	1	2,394 1,915

Fireplaces		
Interior 2 Story	1	5,751 4,601

Totals: 67,652 54,122

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 113,656

2022 Est. T.C.V. 006-802-027-00	=	153,656
Est. TCV/Total Floor Area = 304.27, Most recent sale 05/04/1990 for 79,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
72,100 72,100 72,100 52,490 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,700 0 0 1,732 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
76,800 76,800 76,800 54,222 54,222 0		

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45-006-802-028-00	2022 Est. T.C.V.	CREAN WILLIAM R & PATRICIA K TRUST
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	40000.00000	100	40,000
	0.00	Total Acres		Total Est. Land Value =		40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 515 SF Floor Area = 697 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
1 Story	Siding	Overhang	182		
			Total:	67,276	53,821

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 1,022

Deck		
Treated Wood	36	1,306 1,045

Water/Sewer		
Public Water	1	1,293 1,034
Public Sewer	1	1,293 1,034

Built-Ins		
Appliance Allow.	1	2,394 1,915

Fireplaces		
Interior 2 Story	1	5,751 4,601

Totals: 80,590 64,472

Notes: UPPER & LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 135,391

2022 Est. T.C.V. 006-802-028-00	=	175,391
Est. TCV/Total Floor Area = 251.64, Most recent sale 01/31/2003 for 176,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
83,100 83,100 83,100 68,195 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,600 0 0 2,250 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
87,700 87,700 87,700 70,445 70,445 0		

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45-006-802-029-00	2022 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	40000	0.00000	100		40,000
	0.00	Total Acres			Total Est.	Land Value =		40,000

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 = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	52,677	43,195

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,047	

Deck					
Treated Wood		36	1,306	1,071	

Water/Sewer					
Public Water		1	1,293	1,060	
Public Sewer		1	1,293	1,060	

Built-Ins					
Appliance Allow.		1	2,394	1,963	

Fireplaces					
Interior 2 Story		1	5,751	4,716	

Totals: 65,991 54,112

Notes:

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 113,635

2022 Est. T.C.V. 006-802-029-00	=	153,635
Est. TCV/Total Floor Area = 304.23, Most recent sale 05/19/1999 for 79,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
72,100 72,100 72,100 59,150 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,700 0 0 1,951 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
76,800 76,800 76,800 61,101 61,101 0		

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45-006-802-030-00	2022 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	40000	0.00000	100	40,000
	0.00	Total Acres			Total Est.	Land Value =	40,000

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 = 515 SF Floor Area = 515 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
			Total:	62,253	49,807

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	1,022	
Separate Shower		1	1,176	941	

Deck					
Treated Wood		36	1,306	1,045	

Water/Sewer					
Public Water		1	1,293	1,034	
Public Sewer		1	1,293	1,034	

Built-Ins					
Appliance Allow.		1	2,394	1,915	

Fireplaces					
Interior 2 Story		1	5,751	4,601	

Totals: 76,743 61,399

Notes: UPPER & NO LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 2.100 => TCV: 128,938

2022 Est. T.C.V. 006-802-030-00	=	168,938
Est. TCV/Total Floor Area = 328.03, Most recent sale 07/06/2015 for 129,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
79,800 79,800 79,800 62,330 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 4,700 0 0 2,056 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
84,500 84,500 84,500 64,386 64,386 0		

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Valuation Report

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45-006-803-001-00	2022 Est. T.C.V.	JOHNSON CLARK CUMINGS
Property Class: 407		1 STONY BROOK LODGE
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			1 Units	10000.00000	100			10,000
	0.00	Total Acres			Total Est.		Land Value =	10,000

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 = 907 SF Floor Area = 907 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	907		
			Total:	126,599	107,609

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			28	1,175	999

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals: 148,300 126,055

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 239,505

2022 Est. T.C.V. 006-803-001-00 = 249,505

Est. TCV/Total Floor Area = 275.09, Most recent sale 11/11/2020 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,200	109,200	109,200	109,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,600	0	0	3,603	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,800	124,800	124,800	112,803	112,803	112,803	

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Valuation Report

DB: 2022Ga

45-006-803-002-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-002-00 = 181,667

Est. TCV/Total Floor Area = 308.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	41,099	41,099	0	

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Valuation Report

DB: 2022Ga

45-006-803-003-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-003-00	=	181,667
Est. TCV/Total Floor Area = 308.96, Most recent sale 04/14/2000 for 165,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
75,300 75,300 75,300 52,579 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,500 0 0 1,735 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
90,800 90,800 90,800 54,314 54,314 0		

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45-006-803-004-00	2022 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 < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 558 SF Floor Area = 558 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	558		
			Total:	80,284	68,241

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 96,074 81,663

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 155,160

2022 Est. T.C.V. 006-803-004-00 = 175,160

Est. TCV/Total Floor Area = 313.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	39,787	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,100	0	1,312	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,600	87,600	87,600	41,099	41,099	0	

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45-006-803-005-00	2022 Est. T.C.V.	SUDDENDORF RICHARD J &
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	575		
			Total:	82,557	70,173

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 98,347 83,595

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 158,831

2022 Est. T.C.V. 006-803-005-00	=	178,831
Est. TCV/Total Floor Area = 311.01, Most recent sale 04/09/2021 for 215,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
74,100 74,100 74,100 74,100 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,300 0 0 15,300 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
89,400 89,400 89,400 76,545 89,400 0		

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45-006-803-006-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	575		
			Total:	82,557	70,173

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 98,347 83,595

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 158,831

2022 Est. T.C.V. 006-803-006-00 = 178,831

Est. TCV/Total Floor Area = 311.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	39,787	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	1,312	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,400	89,400	89,400	41,099	41,099	0	

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45-006-803-007-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
			Total:	79,460	67,542

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 95,250 80,964

Notes: 1ST FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 153,832

2022 Est. T.C.V. 006-803-007-00 = 173,832

Est. TCV/Total Floor Area = 314.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	41,099	41,099	0	

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45-006-803-008-00	2022 Est. T.C.V.	THOMAS & ANDREW LLC
Property Class: 407		9 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 >700 SQFT			1	Units	10000.00000	100	10,000
	0.00	Total Acres			Total Est.	Land Value =	10,000

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 = 894 SF Floor Area = 894 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	894		
			Total:	124,994	106,243

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			28	1,175	999

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals: 146,695 124,689

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 236,909

2022 Est. T.C.V. 006-803-008-00 = 246,909

Est. TCV/Total Floor Area = 276.18

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,500	123,500	123,500	41,099	41,099	0	

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45-006-803-009-00	2022 Est. T.C.V.	JORDAN-TANK ANNA TRUST &
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 >700 SQFT			1	Units	10000.00000	100		10,000
	0.00	Total Acres			Total Est.	Land Value =		10,000

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 = 907 SF Floor Area = 907 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	907		
			Total:	126,599	107,609

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			28	1,175	999

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals: 148,300 126,055

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 239,505

2022 Est. T.C.V. 006-803-009-00	=	249,505			
Est. TCV/Total Floor Area = 275.09, Most recent sale 05/20/2021 for 305,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,200	109,200	109,200	109,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,600	0	0	15,600	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,800	124,800	124,800	112,803	124,800	0

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DB: 2022Ga

45-006-803-010-00	2022 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 < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-010-00 = 181,667

Est. TCV/Total Floor Area = 308.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	41,099	41,099	0	

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45-006-803-011-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-011-00 = 181,667

Est. TCV/Total Floor Area = 308.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	41,099	41,099	0	

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45-006-803-012-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 556 SF Floor Area = 556 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	556		
			Total:	80,005	68,003

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 95,795 81,425

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 154,708

2022 Est. T.C.V. 006-803-012-00 = 174,708

Est. TCV/Total Floor Area = 314.22

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,300	72,300	72,300	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,400	87,400	87,400	41,099	41,099	0	

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45-006-803-013-00	2022 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 >700 SQFT			1	Units	10000.00000	100		10,000
	0.00	Total Acres			Total Est.	Land Value =		10,000

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 = 757 SF Floor Area = 757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	757		
			Total:	107,234	91,149

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 123,024 104,571

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 198,685

2022 Est. T.C.V. 006-803-013-00	=	208,685
Est. TCV/Total Floor Area = 275.67, Most recent sale 11/01/2002 for 310,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
91,400 91,400 91,400 91,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,900 0 0 3,016 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
104,300 104,300 104,300 94,416 94,416 0		

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45-006-803-014-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	575		
			Total:	82,557	70,173

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 98,347 83,595

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 158,831

2022 Est. T.C.V. 006-803-014-00	=	178,831
Est. TCV/Total Floor Area = 311.01, Most recent sale 07/29/2004 for 256,900		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
74,100 74,100 74,100 74,100 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,300 0 0 2,445 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
89,400 89,400 89,400 76,545 76,545 0		

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45-006-803-015-00	2022 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 < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
			Total:	79,460	67,542

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 95,250 80,964

Notes: 2ND FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 153,832

2022 Est. T.C.V. 006-803-015-00 = 173,832

Est. TCV/Total Floor Area = 314.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	41,099	41,099	0	

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45-006-803-016-00	2022 Est. T.C.V.	STONY BROOK LODGE 1920 LLC
Property Class: 407		19 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 >700 SQFT			1	Units	10000.00000	100	10,000
	0.00	Total Acres			Total Est.	Land Value =	10,000

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 = 873 SF Floor Area = 873 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	873		
			Total:	122,360	104,004

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			28	1,175	999

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals: 144,061 122,450

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 232,655

2022 Est. T.C.V. 006-803-016-00 = 242,655

Est. TCV/Total Floor Area = 277.96, Most recent sale 03/08/2019 for 235,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,200	106,200	106,200	106,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	3,504	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,300	121,300	121,300	109,704	109,704	0	

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45-006-803-017-00	2022 Est. T.C.V.	DUNCAN BRUCE & LEEANN
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-017-00 = 181,667

Est. TCV/Total Floor Area = 308.96, Most recent sale 04/16/2021 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	75,300	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500	0	0	15,500	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,800	90,800	90,800	77,784	90,800	0

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45-006-803-018-00	2022 Est. T.C.V.	VEENSTRA ROBERT B & SUSAN E
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 < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	84,315	71,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 100,105 85,088

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 161,667

2022 Est. T.C.V. 006-803-018-00 = 181,667

Est. TCV/Total Floor Area = 308.96, Most recent sale 03/19/2021 for 205,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,300	75,300	75,300	75,300	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	15,500	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	77,784	90,800	0	

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45-006-803-019-00	2022 Est. T.C.V.	FISHMAN COMMERCE LLC
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			1 Units	10000.00000	100			10,000
	0.00	Total Acres			Total Est.		Land Value =	10,000

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 = 767 SF Floor Area = 767 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	767		
			Total:	108,604	92,312

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 124,394 105,734

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 200,895

2022 Est. T.C.V. 006-803-019-00	=	210,895
Est. TCV/Total Floor Area = 274.96, Most recent sale 03/19/2021 for 233,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
92,400 92,400 92,400 92,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 13,000 0 0 13,000 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
105,400 105,400 105,400 95,449 105,400 0		

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45-006-803-020-00	2022 Est. T.C.V.	FISHMAN COMMERCE LLC
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 >700 SQFT			1	Units	10000.00000	100		10,000
	0.00	Total Acres			Total Est.	Land Value =		10,000

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 = 757 SF Floor Area = 757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	757		
			Total:	107,234	91,149

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 123,024 104,571

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 198,685

2022 Est. T.C.V. 006-803-020-00	=	208,685
Est. TCV/Total Floor Area = 275.67, Most recent sale 03/08/2021 for 235,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
91,400 91,400 91,400 91,400 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,900 0 0 12,900 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
104,300 104,300 104,300 94,416 104,300 0		

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45-006-803-021-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	575		
			Total:	82,557	70,173

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 98,347 83,595

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 158,831

2022 Est. T.C.V. 006-803-021-00 = 178,831

Est. TCV/Total Floor Area = 311.01

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,100	74,100	74,100	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,400	89,400	89,400	41,099	41,099	0	

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45-006-803-022-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
			Total:	79,460	67,542

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,598	

Deck					
Treated Wood		28	1,175	999	

Water/Sewer					
Public Water		1	1,656	1,408	
Public Sewer		1	1,656	1,408	

Built-Ins					
Appliance Allow.		1	3,439	2,923	

Fireplaces					
Interior 1 Story		1	5,984	5,086	

Totals: 95,250 80,964

Notes: 3RD FLR

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 153,832

2022 Est. T.C.V. 006-803-022-00 = 173,832

Est. TCV/Total Floor Area = 314.91

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,900	71,900	71,900	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	41,099	41,099	0	

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45-006-803-023-00	2022 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 >700 SQFT			1	Units	10000.00000	100		10,000
	0.00	Total Acres			Total Est.		Land Value =	10,000

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 = 873 SF Floor Area = 873 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	873		
			Total:	122,360	104,004

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			1	5,911	5,024

Deck					
Treated Wood			28	1,175	999

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Interior 1 Story			1	5,984	5,086

Totals: 144,061 122,450

Notes:

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 232,655

2022 Est. T.C.V. 006-803-023-00 = 242,655

Est. TCV/Total Floor Area = 277.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,200	106,200	106,200	39,787	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,312	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,300	121,300	121,300	41,099	41,099	0	

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Valuation Report

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45-006-803-024-00	2022 Est. T.C.V.	BAYBERRY GROUP 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 3865 SF Floor Area = 3865 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	50		
1 Story	Siding	Slab	212		
1 Story	Siding	Slab	3,603		
			Total:	451,746	361,396

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		28	1,175	940	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Fireplaces					
Interior 1 Story		1	5,984	4,787	

Totals: 473,447 378,757

Notes: LOBBY AREA

ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 719,638

2022 Est. T.C.V. 006-803-024-00 = 739,638

Est. TCV/Total Floor Area = 191.37

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
337,500	337,500	337,500	39,787	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,300	0	0	1,312	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
369,800	369,800	369,800	41,099	41,099	0

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Valuation Report

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45-006-805-001-00	2022 Est. T.C.V.	WADSWORTH ERIC & TRACI
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	150000.00000	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 = 715 SF Floor Area = 1430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	715		
			Total:	165,455	140,636

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,598
3 Fixture Bath			2	11,822	10,049

Deck					
Treated Wood			127	2,816	2,394

Balcony					
Wood Balcony			90	3,849	3,272

Water/Sewer					
Public Water			1	1,656	1,408
Public Sewer			1	1,656	1,408

Built-Ins					
Appliance Allow.			1	3,439	2,923

Fireplaces					
Prefab 1 Story			1	3,172	2,696

Totals: 195,745 166,384

Notes: LOWER & MAIN 3 BR

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 415,960

2022 Est. T.C.V. 006-805-001-00 = 565,960

Est. TCV/Total Floor Area = 395.78, Most recent sale 03/06/2020 for 585,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
273,500	273,500	273,500	273,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,500	0	0	9,025	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
283,000	283,000	283,000	282,525	282,525	0

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Valuation Report

DB: 2022Ga

45-006-805-002-00	2022 Est. T.C.V.	DRAGONFLY IDEAS LLC
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	150000.00000	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 Heat & Cool

Ground Area = 653 SF Floor Area = 1306 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	653		
			Total:	158,491	134,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Balcony

Wood Balcony	212	9,067	7,707
Wood Balcony	135	5,774	4,908

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 1 Story	1	3,172	2,696
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Lump Sum Items

END UNIT UPPER		5,000	4,250
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Totals: 196,046 166,638

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 416,595

2022 Est. T.C.V. 006-805-002-00 = 566,595

Est. TCV/Total Floor Area = 433.84, Most recent sale 09/28/2020 for 585,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
268,200	268,200	268,200	268,200	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100	0	0	8,850	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
283,300	283,300	283,300	277,050	277,050	0

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45-006-805-003-00	2022 Est. T.C.V.	KAASA MAK A & TARA LUZOD 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000	0.00000	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: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	746		
			Total:	166,350	124,761

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			2	11,822	8,866

Porches					
WCP (1 Story)			29	2,198	1,648

Deck					
Treated Wood			99	2,336	1,752
Treated Wood			105	2,440	1,830

Balcony					
Wood Balcony			134	5,731	4,298

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 1 Story			1	3,172	2,379

Totals: 202,680 152,007

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 380,018

2022 Est. T.C.V. 006-805-003-00 = 530,018

Est. TCV/Total Floor Area = 355.24, Most recent sale 08/28/2020 for 490,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,400	256,400	256,400	256,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	8,461	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,000	265,000	265,000	264,861	264,861	0	

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45-006-805-004-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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 = 693 SF Floor Area = 1386 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	693		
			Total:	161,040	120,780

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Balcony

Wood Balcony	212	9,067	6,800
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 195,622 146,715

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 366,788

2022 Est. T.C.V. 006-805-004-00 = 516,788

Est. TCV/Total Floor Area = 372.86, Most recent sale 07/29/1992 for 162,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,100	250,100	250,100	230,387	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,300	0	0	7,602	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,400	258,400	258,400	237,989	237,989	0

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45-006-805-005-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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: Electric Wall Heat
Ground Area = 715 SF Floor Area = 1430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	715		
			Total:	160,421	120,316

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Porches					
WCP (1 Story)		29	2,198	1,648	

Deck					
Treated Wood		99	2,336	1,752	
Treated Wood		105	2,440	1,830	

Balcony					
Wood Balcony		134	5,731	4,298	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 1 Story		1	3,172	2,379	

Totals: 190,840 143,129

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 357,821

2022 Est. T.C.V. 006-805-005-00 = 507,821

Est. TCV/Total Floor Area = 355.12, Most recent sale 09/09/1998 for 285,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
245,800	245,800	245,800	137,116	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,100	0	4,524	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,900	253,900	253,900	141,640	141,640	0	

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45-006-805-006-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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 Heat & Cool
Ground Area = 660 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	660		
			Total:	159,965	119,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Balcony

Wood Balcony	211	9,024	6,768
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 194,504 145,875

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 364,688

2022 Est. T.C.V. 006-805-006-00 = 514,688

Est. TCV/Total Floor Area = 389.92, Most recent sale 11/01/2016 for 480,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
249,100	249,100	249,100	249,100	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	0	8,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
257,300	257,300	257,300	257,320	257,300	0

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45-006-805-007-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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: Electric Wall Heat
Ground Area = 714 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	714		
			Total:	160,232	128,186

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729

Porches

WCP (1 Story)	29	2,198	1,758
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Deck

Treated Wood	99	2,336	1,869
Treated Wood	105	2,440	1,952

Balcony

Wood Balcony	134	5,731	4,585
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Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
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Totals: 190,651 152,522

Notes: LOWER & 1ST WITH EGRESS WINDOW / COMPLETED LOWER LEVEL

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 381,306

2022 Est. T.C.V. 006-805-007-00 = 531,306

Est. TCV/Total Floor Area = 372.06, Most recent sale 10/25/2017 for 535,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
257,000	257,000	257,000	223,891	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	7,388	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,700	265,700	265,700	231,279	231,279	0	

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Valuation Report

DB: 2022Ga

45-006-805-008-00	2022 Est. T.C.V.	DUNE R THING LLC
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	150000.00000	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 = 660 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	660		
			Total:	154,395	115,795

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Balcony

Wood Balcony	201	8,597	6,448
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 188,507 141,378

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 353,445

2022 Est. T.C.V. 006-805-008-00 = 503,445

Est. TCV/Total Floor Area = 381.40, Most recent sale 08/27/2018 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
243,700	243,700	243,700	243,700	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,000	0	0	8,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,700	251,700	251,700	251,742	251,700	0

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Valuation Report

DB: 2022Ga

45-006-805-009-00	2022 Est. T.C.V.	HOLT STEVEN C & JO ELLYN TRUSTS
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	746		
			Total:	166,350	124,761

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
---------------	----	-------	-------

Deck

Treated Wood	99	2,336	1,752
Treated Wood	105	2,440	1,830

Balcony

Wood Balcony	134	5,731	4,298
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
------------------	---	-------	-------

Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 196,769 147,574

Notes: LOWER & MAIN

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 368,935

2022 Est. T.C.V. 006-805-009-00 = 518,935

Est. TCV/Total Floor Area = 347.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,100	251,100	251,100	137,116	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	4,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,500	259,500	259,500	141,640	141,640	0	

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Valuation Report

DB: 2022Ga

45-006-805-010-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000	0.00000	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 = 693 SF Floor Area = 1386 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	693		
			Total:	161,040	120,780

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
---------------	----	-------	-------

Balcony

Wood Balcony	211	9,024	6,768
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 195,579 146,683

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 366,708

2022 Est. T.C.V. 006-805-010-00 = 516,708

Est. TCV/Total Floor Area = 372.81, Most recent sale 11/04/1986 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,000	250,000	250,000	250,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	8,250	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,400	258,400	258,400	258,250	258,250	0

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45-006-805-011-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	746		
			Total:	166,350	124,761

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Porches					
WCP (1 Story)			29	2,198	1,648

Deck					
Treated Wood			99	2,336	1,752
Treated Wood			105	2,440	1,830

Balcony					
Wood Balcony			134	5,731	4,298

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Fireplaces					
Prefab 1 Story			1	3,172	2,379

Totals: 196,769 147,574

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 368,935

2022 Est. T.C.V. 006-805-011-00 = 518,935

Est. TCV/Total Floor Area = 347.81, Most recent sale 03/29/1994 for 177,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,100	251,100	251,100	124,416	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	4,105	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,500	259,500	259,500	128,521	128,521	0	

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Valuation Report

DB: 2022Ga

45-006-805-012-00	2022 Est. T.C.V.	BAYLY ANNA TRUST
Property Class: 407		23 SUN DANCE
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000	0.00000	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 = 693 SF Floor Area = 1386 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	693		
			Total:	161,040	120,780

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Balcony

Wood Balcony	211	9,024	6,768
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 195,579 146,683

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 366,708

2022 Est. T.C.V. 006-805-012-00 = 516,708

Est. TCV/Total Floor Area = 372.81

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,000	250,000	250,000	137,116	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	4,524	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,400	258,400	258,400	141,640	141,640	0

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Valuation Report

DB: 2022Ga

45-006-805-013-00	2022 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	150000.00000	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: Electric Wall Heat
Ground Area = 713 SF Floor Area = 1426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	713		
			Total:	160,021	128,018

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,504
3 Fixture Bath	1	5,911 4,729

Porches		
WCP (1 Story)	29	2,198 1,758

Deck		
Treated Wood	99	2,336 1,869
Treated Wood	105	2,440 1,952

Balcony		
Wood Balcony	134	5,731 4,585

Water/Sewer		
Public Water	1	1,656 1,325
Public Sewer	1	1,656 1,325

Built-Ins		
Appliance Allow.	1	3,439 2,751

Fireplaces		
Prefab 1 Story	1	3,172 2,538

Totals: 190,440 152,354

Notes: LOWER & 1ST FLOOR

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 380,885

2022 Est. T.C.V. 006-805-013-00 = 530,885

Est. TCV/Total Floor Area = 372.29

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,800	256,800	256,800	220,510	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,600	0	7,276	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,400	265,400	265,400	227,786	227,786	0	

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Valuation Report

DB: 2022Ga

45-006-805-014-00	2022 Est. T.C.V.	ZAWACKI LAURA A
Property Class: 407		27 SUN DANCE
Map #: 17,16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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 = 660 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	660		
			Total:	154,395	115,795

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Balcony

Wood Balcony	212	9,067	6,800
Wood Balcony	131	5,603	4,202

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 188,977 141,730

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 354,325

2022 Est. T.C.V. 006-805-014-00 = 504,325

Est. TCV/Total Floor Area = 382.06, Most recent sale 12/28/2006 for 650,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
244,100	244,100	244,100	244,100	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	8,055	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
252,200	252,200	252,200	252,155	252,155	0

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DB: 2022Ga

45-006-805-015-00	2022 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	150000.00000	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: Electric Wall Heat
Ground Area = 747 SF Floor Area = 1494 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	747		
			Total:	166,562	124,920

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433

Porches

WCP (1 Story)	29	2,198	1,648
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Deck

Treated Wood	102	2,385	1,789
Treated Wood	105	2,440	1,830

Balcony

Wood Balcony	136	5,817	4,363
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Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Prefab 1 Story	1	3,172	2,379
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Totals: 197,116 147,835

Notes: LOWER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 369,587

2022 Est. T.C.V. 006-805-015-00 = 519,587

Est. TCV/Total Floor Area = 347.78, Most recent sale 12/23/1996 for 255,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
251,400	251,400	251,400	137,116	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	4,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,800	259,800	259,800	141,640	141,640	0	

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45-006-805-016-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA APPURTENANCE			1 Units	150000.00000	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 = 682 SF Floor Area = 1364 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	682		
			Total:	158,839	119,129

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,410	
3 Fixture Bath		1	5,911	4,433	

Porches					
WCP (1 Story)		29	2,198	1,648	

Deck					
Treated Wood		127	2,816	2,112	

Balcony					
Wood Balcony		212	9,067	6,800	
Wood Balcony		135	5,774	4,330	

Water/Sewer					
Public Water		1	1,656	1,242	
Public Sewer		1	1,656	1,242	

Built-Ins					
Appliance Allow.		1	3,439	2,579	

Fireplaces					
Prefab 1 Story		1	3,172	2,379	

Lump Sum Items					
END UNIT			5,000	3,750	

Totals: 201,408 151,054

Notes: UPPER

ECF (H805 SUN DANCE CONDO) 2.500 => TCV: 377,635

2022 Est. T.C.V. 006-805-016-00				=	527,635
Est. TCV/Total Floor Area = 386.83					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
255,700	255,700	255,700	137,116	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	4,524	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
263,800	263,800	263,800	141,640	141,640	0

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Valuation Report

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45-006-810-001-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		SUNSET SHORES DR
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

2022 Est. T.C.V. 006-810-001-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

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45-006-810-031-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 409		S SUNSET SHORES DR
Map #: 12	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LK MI "B"\$12000	100.43	130.00	0.9029	0.6241	12000	100	
							Value
							679,094
LK MI "B"\$12000	50.03	130.00	0.9029	0.6241	12000	100	
							Value
							338,296
150 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =
							1,017,391

2022 Est. T.C.V. 006-810-031-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-815-001-00	2022 Est. T.C.V.	MACDONALD ELIZABETH S TRUST
Property Class: 409		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" 15000	105.57	221.55	0.9673	0.7416	15000	100		1,136,014
106 Actual Front Feet,	0.54	Total Acres			Total Est. Land Value =			1,136,014

2022 Est. T.C.V. 006-815-001-00 = 1,136,014

Est. TCV/Total Floor Area = 832.85, Most recent sale 05/09/2008 for 1,350,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
632,100	632,100	632,100	544,273	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-64,100	0	0	17,961	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
568,000	568,000	568,000	562,234	562,234	562,234

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Valuation Report

DB: 2022Ga

45-006-815-002-00	2022 Est. T.C.V.	COHEN SUSAN E TRUST
Property Class: 408		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" 15000	128.00	167.70	0.9042	0.6822	15000	100		1,184,370
128 Actual Front Feet,	0.49	Total Acres			Total Est.	Land Value =		1,184,370

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	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 = 1742 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,742		
			Total:	206,108	154,598

Other Additions/Adjustments

Plumbing
3 Fixture Bath 1 4,020 3,015

Water/Sewer
1000 Gal Septic 1 4,209 3,157
Water Well, 100 Feet 1 5,025 3,769

Porches
WCP (1 Story) 84 3,776 2,832

Deck
Treated Wood 320 4,880 3,660

Built-Ins
Appliance Allow. 1 2,394 1,795

Fireplaces
Interior 1 Story 1 4,619 3,464

Totals: 235,031 176,290

Notes:

ECF (4700 LAKE MICHIGAN HOMESITES) 2.000 => TCV: 352,580

2022 Est. T.C.V. 006-815-002-00 = 1,539,450

Est. TCV/Total Floor Area = 883.73

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
836,300	836,300	836,300	368,174	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-66,600	0	0	12,149	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
769,700	769,700	769,700	380,323	380,323	0	

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45-006-815-003-00	2022 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

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
Total Estimated Land Improvements True Cash Value =			7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1244 SF Floor Area = 2130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,244		
1 Story	Siding	Overhang	264		
Total:				246,752	197,403

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Water/Sewer

1000 Gal Septic	1	4,877	3,902
Water Well, 100 Feet	1	5,403	4,322

Porches

WGEF (1 Story)	154	13,574	10,859
WGEF (1 Story)	192	15,794	12,635
WPP	60	2,507	2,006

Deck

Pine w/Roof (Deck Portion)	264	3,646	2,917
Pine w/Roof (Roof portion)	264	4,984	3,987

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	24,702
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 1 Story	1	5,984	4,787
------------------	---	-------	-------

Totals: 347,482 277,987

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 500,377

2022 Est. T.C.V. 006-815-003-00 = 907,877

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Est. TCV/Total Floor Area = 426.23, Most recent sale 08/18/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
475,300	475,300	475,300	277,388	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-21,400	0	0	9,153	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
453,900	453,900	453,900	286,541	286,541	286,541	

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45-006-815-004-00	2022 Est. T.C.V.	BULLISS GEORGE W III &
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

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

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	16.32	66	0	0
D/W/P: 3.5 Concrete	6.56	115	0	0
D/W/P: Crushed Rock	2.15	2300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1292 SF Floor Area = 1292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,292		
			Total:	207,335	145,134

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	5,911	4,138
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Water/Sewer

1000 Gal Septic	1	4,877	3,414
Water Well, 100 Feet	1	5,403	3,782

Porches

WPP	90	3,024	2,117
WPP	507	9,461	6,623

Deck

Treated Wood	85	2,152	1,506
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Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	736	30,301	21,211
Door Opener	2	1,182	827

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,495	1,746
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Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 1 Story	1	5,984	4,189
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Totals: 281,564 197,094

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 354,769

2022 Est. T.C.V. 006-815-004-00 = 759,769

Est. TCV/Total Floor Area = 588.06, Most recent sale 03/30/2000 for 0

Parcel Number: 45-006-815-004-00

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	377,000		377,000	377,000	164,544	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,900	0	0	5,429	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	379,900		379,900	379,900	169,973	169,973	0

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45-006-815-005-00	2022 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

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								400,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	782	0	0
Wood Frame	24.66	108	50	1,331

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				8,831

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 2304 SF Floor Area = 2313 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,249		
1 Story	Siding	Basement	1,055		
1 Story	Siding	Overhang	9		
Total:				305,456	229,083

Other Additions/Adjustments

Recreation Room	1539	25,747	19,310
Exterior			
Brick Veneer	172	2,558	1,918
Basement, Outside Entrance, Above Grade	1	1,618	1,213
Plumbing			
Average Fixture(s)	1	1,277	958
3 Fixture Bath	3	12,059	9,044
Water/Sewer			
1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769
Porches			
WSEP (1 Story)	102	5,258	3,943
WPP	244	4,258	3,193
WCP (1 Story)	59	3,010	2,257
WPP	16	733	550

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Basement Garage: 2 Car	1	3,142	2,356
Door Opener	2	946	709

Built-Ins

Appliance Allow.	2	4,787	3,590
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Fireplaces

Exterior 2 Story	1	6,942	5,206
Raised Hearth	1	383	287
Direct-Vented Gas	1	2,614	1,960

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Totals: 390,022 292,503

Notes:

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 526,505

2022 Est. T.C.V. 006-815-005-00 = 935,336

Est. TCV/Total Floor Area = 404.38, Most recent sale 04/28/2006 for 830,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
462,100	462,100	462,100	423,142	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	13,963	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
467,700	467,700	467,700	437,105	437,105	0	

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45-006-815-006-00	2022 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

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								400,000
Total Est. Land Value =								400,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	56	0	0
D/W/P: 3.5 Concrete	5.70	117	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1247 SF Floor Area = 1982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,247		
1 Story	Siding	Overhang	735		
Total:				209,857	146,908

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	4,020	2,814
Separate Shower	1	1,176	823

Water/Sewer

1000 Gal Septic	1	4,209	2,946
Water Well, 100 Feet	1	5,025	3,517

Porches

WCP (1 Story)	42	2,423	1,696
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Balcony

Wood Balcony	50	1,763	1,234
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	735	30,811	21,568
Common Wall: 1/2 Wall	1	-1,162	-813
Door Opener	2	946	662

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Wood Stove	1	2,208	1,546
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Deck

Treated Wood	1046	11,757	8,230
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Breezeways

Frame Wall	24	1,429	1,000
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Totals: 276,856 193,807

Notes:

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ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 348,853

2022 Est. T.C.V. 006-815-006-00 = 753,853

Est. TCV/Total Floor Area = 380.35, Most recent sale 09/06/2005 for 675,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
374,100	374,100	374,100	349,018	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	11,517	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
376,900	376,900	376,900	360,535	360,535	0	

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45-006-815-007-00	2022 Est. T.C.V.	THATCHER BECKY B
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

Description	Rate	Size % Good	Cash Value
Wood Frame	24.23	120 50	1,454
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
Total Estimated Land Improvements True Cash Value =			2,954

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1397 SF Floor Area = 1839 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	442		
1 Story	Siding	Crawl Space	255		
1 Story	Siding	Blt-in Gar.	700		
Total:				175,293	105,177

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277		766

Water/Sewer					
1000 Gal Septic		1	4,209		2,525
Water Well, 100 Feet		1	5,025		3,015

Porches					
WCP (1 Story)		170	6,227		3,736

Deck					
Treated Wood		557	7,013		4,208

Balcony					
Wood Balcony		24	846		508

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	700	22,190	13,314
Common Wall: 1 Wall	1	-1,920	-1,152
Door Opener	2	946	568
Basement Garage: 2 Car	1	3,142	1,885

Built-Ins

Appliance Allow.	1	2,394	1,436
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Totals: 226,642 135,986

Notes: OLD HOUSE W/BARN MOVED ONTO SITE 1974. ADDED LIVING OVER GARAGE 1974

ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.800 => TCV: 244,775

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 16 ft

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Description	Rate	Size	Cost New
Base Cost	14.91	1500	22,365
Default Walls	4.99	1500	7,485

Phy/Ab.Phy/Func/Econ/Comb. % Good=30/100/100/100/30 Depr. Cost = 8,955
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.000 => TCV of Bldg: 1 = 8,955

Total Estimated True Cash Value of Agricultural Buildings = 8,955

2022 Est. T.C.V. 006-815-007-00 = 656,684

Est. TCV/Total Floor Area = 357.09, Most recent sale 08/17/1982 for 11,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
317,900	317,900	317,900	125,938	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	4,155	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,300	328,300	328,300	130,093	130,093	130,093	

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45-006-818-001-00	2022 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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 53,137 37,196

Notes: SPRUCE LOWER - STUDIO

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-001-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 03/01/2011 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,600	53,600	53,600	52,425	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,730	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	54,155	54,155	0	

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DB: 2022Ga

45-006-818-002-00	2022 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	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 BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	92,480	69,358

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,410

Deck		
Treated Wood	82	2,107 1,580

Water/Sewer		
Public Water	1	1,656 1,242
Public Sewer	1	1,656 1,242

Built-Ins		
Appliance Allow.	1	3,439 2,579

Totals: 103,218 77,411

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 224,492

2022 Est. T.C.V. 006-818-002-00 = 254,492

Est. TCV/Total Floor Area = 395.79, Most recent sale 06/05/2017 for 215,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,900	110,900	110,900	100,938	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,300	0	0	3,330	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,200	127,200	127,200	104,268	104,268	0

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45-006-818-003-00	2022 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	950SQFT		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, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	115,602	92,481

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,504	
3 Fixture Bath		1	5,911	4,729	

Deck					
Treated Wood		82	2,107	1,686	

Water/Sewer					
Public Water		1	1,656	1,325	
Public Sewer		1	1,656	1,325	

Built-Ins					
Appliance Allow.		1	3,439	2,751	

Totals: 132,251 105,801

Notes: MAPLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 306,823

2022 Est. T.C.V. 006-818-003-00 = 376,823

Est. TCV/Total Floor Area = 393.34

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,100	166,100	166,100	94,858	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	3,130	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,400	188,400	188,400	97,988	97,988	0	

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45-006-818-004-00	2022 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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,316

Deck		
Treated Wood	82	2,107 1,475

Water/Sewer		
Public Water	1	1,656 1,159
Public Sewer	1	1,656 1,159

Built-Ins		
Appliance Allow.	1	3,439 2,407

Totals: 53,137 37,196

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-004-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 05/15/2000 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	50,315	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	1,660	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	51,975	51,975	0

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DB: 2022Ga

45-006-818-005-00	2022 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, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	64,711	45,296

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		103	2,404	1,683	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 75,746 53,020

Notes: BIRCH

ECF (H818 TALL TIMBER) 2.900 => TCV: 153,758

2022 Est. T.C.V. 006-818-005-00 = 173,758

Est. TCV/Total Floor Area = 373.67, Most recent sale 10/25/1990 for 68,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,700	75,700	75,700	61,540	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	2,030	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,900	86,900	86,900	63,570	63,570	0	

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45-006-818-006-00	2022 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, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	91,337	63,936

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,316
3 Fixture Bath			1	5,911	4,138

Deck					
Treated Wood			82	2,107	1,475

Water/Sewer					
Public Water			1	1,656	1,159
Public Sewer			1	1,656	1,159

Built-Ins					
Appliance Allow.			1	3,439	2,407

Totals: 107,986 75,590

Notes: BALSAM

ECF (H818 TALL TIMBER) 2.900 => TCV: 219,211

2022 Est. T.C.V. 006-818-006-00 = 249,211

Est. TCV/Total Floor Area = 334.96

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,700	108,700	108,700	74,363	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	2,453	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	76,816	76,816	0	

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45-006-818-007-00	2022 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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,316

Deck		
Treated Wood	82	2,107 1,475

Water/Sewer		
Public Water	1	1,656 1,159
Public Sewer	1	1,656 1,159

Built-Ins		
Appliance Allow.	1	3,439 2,407

Totals: 53,137 37,196

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-007-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 06/19/2007 for 112,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	50,315	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	1,660	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	51,975	51,975	0

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45-006-818-008-00	2022 Est. T.C.V.	RICHTER SCOTT K
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
H818 TALL	~465	1BDRM1BATH	1	Units	20000.00000	100	
		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, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	64,711	45,296

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,880 1,316

Deck
Treated Wood 82 2,107 1,475

Water/Sewer
Public Water 1 1,656 1,159
Public Sewer 1 1,656 1,159

Built-Ins
Appliance Allow. 1 3,439 2,407

Totals: 75,449 52,812

Notes: BIRCH

ECF (H818 TALL TIMBER) 2.900 => TCV: 153,155

2022 Est. T.C.V. 006-818-008-00 = 173,155

Est. TCV/Total Floor Area = 372.38, Most recent sale 09/25/2019 for 198,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,500	75,500	75,500	75,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	0	2,491	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	77,991	77,991	0	

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45-006-818-009-00	2022 Est. T.C.V.	FOX LAURA J ETAL
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, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	91,337	63,936

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Deck			
Treated Wood	82	2,107	1,475

Water/Sewer

Public Water	1	1,656	1,159
Public Sewer	1	1,656	1,159

Built-Ins

Appliance Allow.	1	3,439	2,407
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Totals: 107,986 75,590

Notes: BALSAM

ECF (H818 TALL TIMBER) 2.900 => TCV: 219,211

2022 Est. T.C.V. 006-818-009-00 = 249,211

Est. TCV/Total Floor Area = 334.96, Most recent sale 05/11/1984 for 74,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,700	108,700	108,700	74,363	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	2,453	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	76,816	76,816	0	

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45-006-818-010-00	2022 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

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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 53,137 37,196

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-010-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 10/14/1998 for 57,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,600	53,600	53,600	52,425	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,730	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	54,155	54,155	0	

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45-006-818-011-00	2022 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, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	87,381	61,166

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		103	2,404	1,683	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 98,416 68,890

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 199,781

2022 Est. T.C.V. 006-818-011-00 = 229,781

Est. TCV/Total Floor Area = 357.36, Most recent sale 11/15/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,400	100,400	100,400	87,242	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	2,878	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	90,120	90,120	0	

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45-006-818-012-00	2022 Est. T.C.V.	CLARK FAMILY COTTAGE 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, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	115,602	80,920

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138

Deck			
Treated Wood	82	2,107	1,475

Water/Sewer

Public Water	1	1,656	1,159
Public Sewer	1	1,656	1,159

Built-Ins

Appliance Allow.	1	3,439	2,407
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Totals: 132,251 92,574

Notes: MAPLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 268,465

2022 Est. T.C.V. 006-818-012-00 = 338,465

Est. TCV/Total Floor Area = 353.30

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,700	149,700	149,700	83,114	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,500	0	0	2,742	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,200	169,200	169,200	85,856	85,856	0	

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45-006-818-013-00	2022 Est. T.C.V.	DUSENBERRY KEITH N & GORDON ANN M
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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,316

Deck		
Treated Wood	82	2,107 1,475

Water/Sewer		
Public Water	1	1,656 1,159
Public Sewer	1	1,656 1,159

Built-Ins		
Appliance Allow.	1	3,439 2,407

Totals: 53,137 37,196

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-013-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 11/02/2018 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	53,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	1,768	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	55,368	55,368	0

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DB: 2022Ga

45-006-818-014-00	2022 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, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	87,381	61,166

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,316

Deck		
Treated Wood	82	2,107 1,475

Water/Sewer		
Public Water	1	1,656 1,159
Public Sewer	1	1,656 1,159

Built-Ins		
Appliance Allow.	1	3,439 2,407

Totals: 98,119 68,682

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 199,178

2022 Est. T.C.V. 006-818-014-00 = 229,178

Est. TCV/Total Floor Area = 356.42, Most recent sale 07/31/2012 for 200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,100	100,100	100,100	95,225	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,500	0	3,142	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,600	114,600	114,600	98,367	98,367	0	

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DB: 2022Ga

45-006-818-015-00	2022 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, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	115,602	86,701

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			82	2,107	1,580

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Totals: 132,251 99,187

Notes: MAPLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 287,642

2022 Est. T.C.V. 006-818-015-00 = 357,642

Est. TCV/Total Floor Area = 373.32, Most recent sale 06/30/2014 for 283,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,900	157,900	157,900	146,646	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	4,839	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,800	178,800	178,800	151,485	151,485	0	

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Valuation Report

DB: 2022Ga

45-006-818-016-00	2022 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

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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 53,137 37,196

Notes: PINE LOWER - STUDIO

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-016-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 05/23/2016 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,600	53,600	53,600	53,219	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	1,756	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	54,975	54,975	0	

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Valuation Report

DB: 2022Ga

45-006-818-017-00	2022 Est. T.C.V.	DINNING 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
H818 TALL	~465	1BDRM1BATH	1	Units	20000.00000	100	
		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, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	64,711	48,531

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880
		1,410

Deck		
Treated Wood	82	2,107
		1,580

Water/Sewer		
Public Water	1	1,656
Public Sewer	1	1,656
		1,242

Built-Ins		
Appliance Allow.	1	3,439
		2,579

Totals: 75,449 56,584

Notes: BIRCH

ECF (H818 TALL TIMBER) 2.900 => TCV: 164,094

2022 Est. T.C.V. 006-818-017-00 = 184,094

Est. TCV/Total Floor Area = 395.90, Most recent sale 02/05/2004 for 210,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,100	80,100	80,100	79,767	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	2,632	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,000	92,000	92,000	82,399	82,399	0	

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Valuation Report

DB: 2022Ga

45-006-818-018-00	2022 Est. T.C.V.	WOLIN SCOTT & BRIGITTE TRUST
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744	SQFT	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 BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	91,337	63,936

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,316
3 Fixture Bath			1	5,911	4,138

Deck					
Treated Wood			82	2,107	1,475

Water/Sewer					
Public Water			1	1,656	1,159
Public Sewer			1	1,656	1,159

Built-Ins					
Appliance Allow.			1	3,439	2,407

Totals: 107,986 75,590

Notes: BALSAM

ECF (H818 TALL TIMBER) 2.900 => TCV: 219,211

2022 Est. T.C.V. 006-818-018-00 = 249,211

Est. TCV/Total Floor Area = 334.96, Most recent sale 11/18/2016 for 201,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,700	108,700	108,700	103,900	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900	0	0	3,428	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,600	124,600	124,600	107,328	107,328	0

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Valuation Report

DB: 2022Ga

45-006-818-019-00	2022 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
H818 TALL	>300SQFT	STUDIO	1 Units	15000.00000	100	
	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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,880 1,316

Deck		
Treated Wood	82	2,107 1,475

Water/Sewer		
Public Water	1	1,656 1,159
Public Sewer	1	1,656 1,159

Built-Ins		
Appliance Allow.	1	3,439 2,407

Totals: 53,137 37,196

Notes: PINE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,868

2022 Est. T.C.V. 006-818-019-00 = 122,868

Est. TCV/Total Floor Area = 409.56, Most recent sale 04/30/1990 for 39,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	39,357	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	1,298	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	40,655	40,655	0

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Valuation Report

DB: 2022Ga

45-006-818-020-00	2022 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, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	64,711	45,296

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Totals: 75,449 52,812

Notes: BIRCH

ECF (H818 TALL TIMBER) 2.900 => TCV: 153,155

2022 Est. T.C.V. 006-818-020-00 = 173,155

Est. TCV/Total Floor Area = 372.38, Most recent sale 02/24/2017 for 175,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,500	75,500	75,500	75,118	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	0	2,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	77,596	77,596	0	

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DB: 2022Ga

45-006-818-021-00	2022 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, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	42,399	29,680

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Lump Sum Items					
END UNIT			1	1	

Totals: 53,138 37,197

Notes: SPRUCE LOWER

ECF (H818 TALL TIMBER) 2.900 => TCV: 107,871

2022 Est. T.C.V. 006-818-021-00	=	122,871
Est. TCV/Total Floor Area = 409.57, Most recent sale 12/12/1996 for 51,500		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
53,600 53,600 53,600 45,197 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 7,800 0 0 1,491 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
61,400 61,400 61,400 46,688 46,688 0		

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DB: 2022Ga

45-006-818-022-00	2022 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, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	87,381	61,166

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	

Deck					
Treated Wood		103	2,404	1,683	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Lump Sum Items					
END UNIT			1	1	

Totals: 98,417 68,891

Notes: CEDAR MIDDLE

ECF (H818 TALL TIMBER) 2.900 => TCV: 199,784

2022 Est. T.C.V. 006-818-022-00	=	229,784
Est. TCV/Total Floor Area = 357.36, Most recent sale 07/16/1991 for 96,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
100,400 100,400 100,400 69,990 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 14,500 0 0 2,309 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
114,900 114,900 114,900 72,299 72,299 0		

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45-006-818-023-00	2022 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, Air Conditioning
Ground Area = 667 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
			Total:	120,118	84,080

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,880	1,316	
3 Fixture Bath		1	5,911	4,138	

Deck					
Treated Wood		82	2,107	1,475	

Water/Sewer					
Public Water		1	1,656	1,159	
Public Sewer		1	1,656	1,159	

Built-Ins					
Appliance Allow.		1	3,439	2,407	

Lump Sum Items					
END UNIT UPPER			1	1	

Totals: 136,768 95,735

Notes: OAK

ECF (H818 TALL TIMBER) 2.900 => TCV: 277,632

2022 Est. T.C.V. 006-818-023-00 = 347,632

Est. TCV/Total Floor Area = 347.63, Most recent sale 07/24/1995 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,700	153,700	153,700	103,320	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,100	0	0	3,409	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,800	173,800	173,800	106,729	106,729	0

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45-006-818-024-00	2022 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, Air Conditioning
Ground Area = 744 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	744		
Total:				100,432	75,323

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,880	1,410
3 Fixture Bath			1	5,911	4,433

Deck					
Treated Wood			82	2,107	1,580

Water/Sewer					
Public Water			1	1,656	1,242
Public Sewer			1	1,656	1,242

Built-Ins					
Appliance Allow.			1	3,439	2,579

Totals: 117,081 87,809

Notes:

ECF (H818 TALL TIMBER) 2.900 => TCV: 254,646

2022 Est. T.C.V. 006-818-024-00 = 284,646

Est. TCV/Total Floor Area = 382.59, Most recent sale 02/02/1996 for 111,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,800	123,800	123,800	113,529	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,500	0	0	3,746	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,300	142,300	142,300	117,275	117,275	0

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45-006-820-001-00	2022 Est. T.C.V.	MCLAUGHLIN CHARLES M & LANA J
Property Class: 408		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 5400	100.00	250.00	0.9672	0.9461	5400	100		494,142
GROUP B 5400	10.00	250.00	0.9672	0.9461	5400	50	SURPLUS: ZONING 100'	24,707
110 Actual Front Feet, 0.63 Total Acres								
Total Est. Land Value =								518,849

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1606 SF Floor Area = 2409 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,606		
Total:				280,590	238,502

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WCP (1 Story)	150	7,325	6,226
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	26,245
Storage Over Garage	264	4,105	3,489
Common Wall: 2 Wall	1	-5,388	-4,580
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Deck

Treated Wood	951	11,326	9,627
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Totals: 356,920 303,380

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 576,422

2022 Est. T.C.V. 006-820-001-00 = 1,100,271

Est. TCV/Total Floor Area = 456.73, Most recent sale 11/14/1977 for 42,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
485,300	485,300	485,300	333,568	3.30

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Parcel Number: 45-006-820-001-00

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	64,800	0	0	11,007	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	550,100	550,100	550,100	344,575	344,575	0

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DB: 2022Ga

45-006-820-001-10	2022 Est. T.C.V.	MORAWSKI GERALD R TRUST
Property Class: 408		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 5400	100.00	255.00	1.0000	0.9480	5400	100	511,916
100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =		511,916

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	3500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1529 SF Floor Area = 2294 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,529		
Total:				241,681	205,430

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	42	2,423	2,060
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	480	22,738	19,327
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Exterior 2 Story	1	6,942	5,901
Direct-Vented Gas	1	2,614	2,222

Deck

Treated Wood	905	10,172	8,646
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Totals: 303,968 258,374

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 490,911

2022 Est. T.C.V. 006-820-001-10 = 1,007,827

Est. TCV/Total Floor Area = 439.33

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
441,200	441,200	441,200	301,586	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-820-001-10

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0	62,700	0	0	9,952	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
503,900	503,900	503,900	311,538	311,538	311,538

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Valuation Report

DB: 2022Ga

45-006-820-001-50	2022 Est. T.C.V.	MILLER JOSEPH P LIVING TRUST
Property Class: 408		7251 W DAY FOREST RD
Map #: 68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * EFF FF (140+140+110)/3								
GROUP B 5400	100.00	231.20	0.9123	0.9388	5400	100	EFF. FF	462,449
GROUP B 5400	30.00	231.20	0.9123	0.9388	5400	50	SURPLUS: PART OF LOT	69,367
130 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								531,817

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.08	3500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 2310 SF Floor Area = 2310 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,310		
Total:				298,434	283,512

Other Additions/Adjustments

Exterior

Brick Veneer	120	1,784	1,695
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Basement, Outside Entrance, Above Grade	1	1,618	1,537
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Plumbing

Average Fixture(s)	1	1,277	1,213
3 Fixture Bath	2	8,039	7,637
2 Fixture Bath	1	2,690	2,555

Water/Sewer

2000 Gal Septic	1	8,364	7,946
Water Well, 50 Feet	1	2,324	2,208

Porches

WCP (1 Story)	236	7,656	7,273
WPP	138	3,153	2,995
Foundation: Shallow	138	-947	-900
WPP	253	4,298	4,083
Foundation: Shallow	253	-1,318	-1,252
WCP (1 Story)	313	8,874	8,430
Foundation: Shallow	313	-1,477	-1,403
WPP	292	4,380	4,161
Foundation: Shallow	292	-1,425	-1,354

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	616	7,324	6,958
Common Wall: 1 Wall	1	-2,324	-2,208
Door Opener	3	1,419	1,348
Base Cost	1936	72,445	68,823

Local Cost Items

GENERATOR	1	3,000	2,850
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Parcel Number: 45-006-820-001-50

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Totals: 429,588 408,107

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 775,403

2022 Est. T.C.V. 006-820-001-50 = 1,312,220

Est. TCV/Total Floor Area = 568.06, Most recent sale 12/28/2012 for 420,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
593,600	593,600	593,600	509,807	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,500	0	0	16,823	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
656,100	656,100	656,100	526,630	526,630	0	

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Valuation Report

DB: 2022Ga

45-006-820-003-00	2022 Est. T.C.V.	LUND JOHN E REV TRUST
Property Class: 408		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 5400	100.00	236.00	0.9074	0.9407	5400	100		460,930
GROUP B 5400	32.00	236.00	0.9074	0.9407	5400	50	SURPLUS: PART OF LOT	73,749
132 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								534,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	15.59	537	0	0
D/W/P: Asphalt Paving	2.68	1500	0	0
Wood Frame	22.57	166	50	1,873
Wood Frame	21.16	220	50	2,327

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,200

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2452 SF Floor Area = 4291 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,452		
			Total:	392,088	321,512

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,047
3 Fixture Bath	2	8,039	6,592
2 Fixture Bath	1	2,690	2,206

Water/Sewer

1000 Gal Septic	1	4,209	3,451
Water Well, 100 Feet	1	5,025	4,120

Porches

CCP (1 Story)	52	1,347	1,105
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Deck

Treated Wood w/Roof (Deck Portion)	72	1,851	1,518
Treated Wood w/Roof (Roof portion)	72	1,189	975
Treated Wood	1020	11,465	9,401

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	30,370	24,903
Common Wall: 1 Wall	1	-2,324	-1,906
Door Opener	1	473	388

Built-Ins

Appliance Allow.	1	2,394	1,963
Dishwasher	1	674	553
Vented Hood	1	494	405

Fireplaces

Interior 2 Story	1	5,751	4,716
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Local Cost Items

Parcel Number: 45-006-820-003-00

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GENERATOR	1	3,000	3,000	*100% Good
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Totals:	470,012	385,949
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 733,303

2022 Est. T.C.V. 006-820-003-00 = 1,277,182

Est. TCV/Total Floor Area = 297.64

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
582,500	582,500	582,500	480,492	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	56,100	0	0	15,856	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
638,600	638,600	638,600	496,348	496,348	496,348	

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45-006-820-004-00	2022 Est. T.C.V.	MCCARTHY RYAN & AMY TRUST
Property Class: 408		7181 W DAY FOREST RD
Map #: 68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	49.63	251.90	1.2779	0.9468	5400	100		324,266
50 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	324,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	25.68	625	0	0
D/W/P: Flagstone/Sand	25.68	300	0	0
D/W/P: Flagstone/Sand	25.68	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	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 -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1418 SF Floor Area = 2127 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Block	Slab	1,418		
			Total:	271,513	217,228

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,808	2,246
3 Fixture Bath	1	8,858	7,086

Water/Sewer

1000 Gal Septic	1	5,181	4,145
Water Well, 100 Feet	1	5,711	4,569

Porches

CCP (2 Story)	206	8,046	6,437
CPP	206	4,462	3,570
CCP (2 Story)	100	4,118	3,294
WGEP (1 Story)	63	8,011	6,409

Deck

Treated Wood	108	2,549	2,039
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Built-Ins

Appliance Allow.	1	5,974	4,779
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Fireplaces

Exterior 2 Story	1	10,279	8,223
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Totals: 337,510 270,025

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 513,048

2022 Est. T.C.V. 006-820-004-00 = 847,314

Est. TCV/Total Floor Area = 398.36, Most recent sale 04/27/2021 for 965,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
359,000	359,000	359,000	304,914	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	64,700	0	118,786	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
423,700	423,700	423,700	314,976	423,700	0

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45-006-820-005-00	2022 Est. T.C.V.	HEINHUIS PATRICIA L TRUST
Property Class: 408		7157 W DAY FOREST RD
Map #: 68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	97.00	250.00	1.0107	0.9461	5400	100		500,888
97 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								500,888

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.03	1302	0	0
D/W/P: 3.5 Concrete	5.70	39	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	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 = 2131 SF Floor Area = 2838 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	716		
1.5 Story	Siding	Crawl Space	1,415		
Total:				280,130	196,091

Other Additions/Adjustments

Exterior					
Stone Veneer		40	1,314		920

Plumbing					
Average Fixture(s)		1	1,277		894
3 Fixture Bath		1	4,020		2,814

Water/Sewer					
1000 Gal Septic		1	4,209		2,946
Water Well, 100 Feet		1	5,025		3,517

Porches					
CCP (1 Story)		135	3,205		2,243
WPP		654	9,444		6,611
WPP		39	1,589		1,112

Deck					
Treated Wood		99	2,200		1,540
Treated Wood		491	6,457		4,520

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	888	26,374	18,462
Storage Over Garage	667	7,931	5,552
Common Wall: 1/2 Wall	1	-957	-670
Door Opener	3	1,419	993

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 1 Story	1	4,619	3,233
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Totals:		360,650	252,454
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Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 479,663

2022 Est. T.C.V. 006-820-005-00	=	988,051			
Est. TCV/Total Floor Area = 348.15, Most recent sale 05/12/1997 for 0					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
432,000	432,000	432,000	269,816	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	62,000	0	0	8,903	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
494,000	494,000	494,000	278,719	278,719	278,719

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45-006-820-005-10	2022 Est. T.C.V.	THOROGOOD GLEN LLC
Property Class: 408		7153 W DAY FOREST RD
Map #: 68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	88.00	290.00	1.0458	0.9603	5400	100		477,198
88 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =			477,198

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	1000	0	0
Wood Frame	25.25	98	50	1,237

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,237

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1953

(11) Heating System: Forced Hot Water

Ground Area = 1545 SF Floor Area = 2315 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	370		
1 Story	Siding	Crawl Space	293		
1 Story	Siding	Crawl Space	882		
1 Story	Siding	Overhang	400		
		Total:		233,304	151,648

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CGEP (1 Story)	94	6,353	4,129
WPP	300	4,377	2,845
WCP (1 Story)	65	3,221	2,094

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	451	18,211	11,837
Common Wall: 1 Wall	1	-2,324	-1,511
Door Opener	1	473	307

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Common Wall: 1 Wall	1	-1,920	-1,248
Base Cost	236	10,257	6,667

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 297,202 193,180

Notes:

Parcel Number: 45-006-820-005-10

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 367,042

2022 Est. T.C.V. 006-820-005-10 = 850,477

Est. TCV/Total Floor Area = 367.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
367,800	367,800	367,800	234,703	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	57,400	0	0	7,745	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
425,200	425,200	425,200	242,448	242,448	0	

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45-006-820-006-00	2022 Est. T.C.V.	REDER MARK A & KAREN R
Property Class: 408		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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	90.00	290.00	1.0376	0.9603	5400	100		484,219
90 Actual Front Feet, 0.60 Total Acres					Total Est. Land Value =			484,219

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.96	1500	0	0
D/W/P: Flagstone/Sand	18.18	60	0	0
Wood Frame	21.84	186	50	2,031

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,531

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1468 SF Floor Area = 1830 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	649		
1.5 Story	Siding	Crawl Space	724		
1 Story	Siding	Slab	95		
		Total:		189,527	123,193

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	2	8,039	5,225
2 Fixture Bath	1	2,690	1,748

Water/Sewer

2000 Gal Septic	1	8,364	5,437
Water Well, 50 Feet	1	2,324	1,511

Porches

CGEP (1 Story)	123	7,701	5,006
WPP	105	2,575	1,674

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 230,526 149,843

Notes: 2018 1.5S ADDITION

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 284,702

2022 Est. T.C.V. 006-820-006-00 = 773,452

Est. TCV/Total Floor Area = 422.65, Most recent sale 09/22/2006 for 635,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
332,500	332,500	332,500	325,488	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	54,200	0	0	10,741	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
386,700	386,700	386,700	336,229	336,229	0

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Valuation Report

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45-006-820-007-00	2022 Est. T.C.V.	SEWARD SCOTT B & GAIL M
Property Class: 409		W DAY FOREST RD
Map #: 77,68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 4000	30.00	310.00	1.5241	0.9665	4000	100		176,757
30 Actual Front Feet,	0.21	Total Acres			Total Est. Land Value =			176,757

2022 Est. T.C.V. 006-820-007-00 = 176,757

Est. TCV/Total Floor Area = 96.59, Most recent sale 05/19/1988 for 182,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,400	74,400	74,400	43,076	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,000	0	1,421	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,400	88,400	88,400	44,497	44,497	33,373	

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Valuation Report

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45-006-820-008-00	2022 Est. T.C.V.	SEWARD SCOTT B & GAIL M
Property Class: 408		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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 6400	90.00	330.00	1.0376	0.9728	6400	100		581,353
90 Actual Front Feet, 0.68 Total Acres								581,353

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	14.31	1620	0	0
D/W/P: 3.5 Concrete	5.33	174	0	0
Wood Frame	22.15	101	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1619 SF Floor Area = 1619 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,619		
Total:				176,675	114,840

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	830
3 Fixture Bath	1	4,020	2,613

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

WPP	161	3,490	2,268
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Deck

Treated Wood	249	4,133	2,686
Treated Wood	117	2,500	1,625

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	500	17,485	11,365
Common Wall: 1 Wall	1	-1,920	-1,248
Door Opener	1	473	307

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 225,396 146,507

Notes: RESIDENCE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 278,363

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1966

Parcel Number: 45-006-820-008-00

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(11) Heating System: Forced Air w/ Ducts
Ground Area = 699 SF Floor Area = 699 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	699		
			Total:	74,654	48,523

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	692

Built-Ins					
Appliance Allow.			1	1,673	1,087

Fireplaces					
Exterior 1 Story			1	4,938	3,210

Totals:				82,329	53,512
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Notes: ASPEN - LAKE SIDE COTTAGE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 101,673

Cost Est. for Res. Bldg: 3	Single Family	1 STORY	Cls CD	Blt 1957
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(11) Heating System: Forced Air w/ Ducts
Ground Area = 785 SF Floor Area = 785 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	785		
			Total:	82,654	53,725

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,064	692

Built-Ins					
Appliance Allow.			1	1,673	1,087

Fireplaces					
Exterior 1 Story			1	4,938	3,210

Totals:				90,329	58,714
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Notes: HEMLOCK - MIDDLE COTTAGE

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 111,557

2022 Est. T.C.V. 006-820-008-00 = 1,079,064

Est. TCV/Total Floor Area = 347.75, Most recent sale 05/19/1988 for 182,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
471,300	471,300	471,300	256,933	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	68,200	0	0	8,478	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
539,500	539,500	539,500	265,411	265,411	199,058	

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Valuation Report

DB: 2022Ga

45-006-820-009-00	2022 Est. T.C.V.	BOND V LYNN
Property Class: 408		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 5400	100.00	362.00	1.0000	0.9818	5400	100		530,171
100 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 530,171

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,118

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 2323 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
1 Story	Siding	Overhang	475		
Total:				233,976	166,122

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	907
2 Fixture Bath	1	2,690	1,910

Water/Sewer

1000 Gal Septic	1	4,209	2,988
Water Well, 100 Feet	1	5,025	3,568

Deck

Treated Wood	596	7,331	5,205
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	475	22,582	16,033
Common Wall: 1 Wall	1	-2,324	-1,650
Door Opener	1	473	336

Built-Ins

Appliance Allow.	1	2,394	1,700
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Fireplaces

Direct-Vented Gas	1	2,614	1,856
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Totals: 280,247 198,975

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 378,053

2022 Est. T.C.V. 006-820-009-00 = 914,342

Est. TCV/Total Floor Area = 393.60

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
397,500	397,500	397,500	247,831	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	59,700	0	8,178	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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Parcel Number: 45-006-820-009-00

Page: 2

457,200	457,200	457,200	256,009	256,009	256,009
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Valuation Report

DB: 2022Ga

45-006-820-009-10	2022 Est. T.C.V.	HICKEY JAMES L & DENISE M
Property Class: 401		7091 W DAY FOREST RD
Map #: 77,68	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * BACK LOT WITH 14' ON LAKE								
GROUP A 6400	14.00	200.00	1.1008	0.9252	6400	100		91,259
BACK LOTS 500/F	62.00	200.00	1.0000	1.0000	500	100	BACK LOT AREA	31,000
76 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								122,259

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1083 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Overhang	75		
Total:				138,300	89,896

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,215	1,440
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Plumbing

Average Fixture(s)	1	1,277	830
2 Fixture Bath	1	2,690	1,748

Water/Sewer

1000 Gal Septic	1	4,209	2,736
Water Well, 100 Feet	1	5,025	3,266

Porches

CPP	84	1,559	1,013
WPP	105	2,575	1,674

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	288	12,174	7,913
Common Wall: 2 Wall	1	-3,841	-2,497
Door Opener	1	473	307
Basement Garage: 1 Car	1	2,249	1,462

Built-Ins

Appliance Allow.	1	2,394	1,556
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Fireplaces

Exterior 1 Story	1	5,635	3,663
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Totals: 176,934 115,007

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 218,513

2022 Est. T.C.V. 006-820-009-10 = 345,772
Est. TCV/Total Floor Area = 319.27, Most recent sale 04/19/2004 for 250,000
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-820-009-10

Page: 2

2022	152,700	152,700	152,700	134,266	3.30	
	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	4,430	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	172,900	172,900	172,900	138,696	138,696	138,696

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Valuation Report

DB: 2022Ga

45-006-820-010-00	2022 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 409		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 5400	99.88	305.88	1.0004	0.9654	5400	100		520,894
100 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								520,894

2022 Est. T.C.V. 006-820-010-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-820-014-00	2022 Est. T.C.V.	LITTLE GLEN LAKE HOUSE LLC
Property Class: 408		7061 W DAY FOREST RD
Map #: 77	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	355.00	1.0000	0.9799	5400	100		529,136
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								529,136

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.68	5000	0	0
D/W/P: 4in Concrete	6.03	993	0	0
Wood Frame	22.49	168	50	1,889
Wood Frame	27.95	80	50	1,118

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				13,007

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955

(11) Heating System: Forced Heat & Cool

Ground Area = 1287 SF Floor Area = 1729 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	884		
1 Story	Siding	Crawl Space	403		
			Total:	189,607	142,214

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	462	18,508	13,881
Common Wall: 1 Wall	1	-2,324	-1,743
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Prefab 2 Story	1	2,742	2,056
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Totals: 225,931 169,457

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 321,968

2022 Est. T.C.V. 006-820-014-00 = 864,111

Est. TCV/Total Floor Area = 499.78, Most recent sale 03/10/2021 for 935,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
337,900	337,900	337,900	223,403	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
39,800	57,700	3,300	39,800	171,079	2,182
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-820-014-00			Page: 2		
432,100	432,100	432,100	268,321	432,100	0

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Valuation Report

DB: 2022Ga

45-006-820-015-00	2022 Est. T.C.V.	GEORGE CHRIS O
Property Class: 408		7043 W DAY FOREST RD
Map #: 77	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 5400	100.00	375.00	1.0000	0.9853	5400	100		532,045
100 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	532,045

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 1988

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 846 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	846		
			Total:	57,663	40,364

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,937	2,756
Water Well, 100 Feet	1	4,880	3,416

Porches

WGEP (1 Story)	362	18,748	13,124
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	846	25,287	17,701
Class: CD Exterior: Pole (Unfinished)			
Base Cost	362	9,372	6,560
No Concrete Floor	362	-1,911	-1,338
Totals:		117,976	82,583

Notes:

ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 156,908
60% Completed => Est. True Cash Value 2022 = 94,145

2022 Est. T.C.V. 006-820-015-00 = 626,190

Est. TCV/Total Floor Area = 740.18, Most recent sale 09/08/2016 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,900	264,900	264,900	260,023	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,200	0	0	8,580	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
313,100	313,100	313,100	268,603	268,603	268,603	

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Valuation Report

DB: 2022Ga

45-006-820-016-00	2022 Est. T.C.V.	CRONIN MARGARET M
Property Class: 408		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 5400	100.00	375.00	1.0000	0.9853	5400 100	532,045
100 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =	532,045

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1668 SF Floor Area = 2502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,668		
Total:				290,252	246,713

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035

Water/Sewer

1000 Gal Septic	1	4,877	4,145
Water Well, 100 Feet	1	5,403	4,593

Porches

WGEF (1 Story)	140	12,809	10,888
WPP	140	3,984	3,386
WPP	180	4,687	3,984

Deck

Treated Wood	32	1,285	1,092
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	589	33,385	28,377
Storage Over Garage	295	4,587	3,899
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	2	1,182	1,005

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 387,687 329,983

Notes:

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Valuation Report

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Parcel Number: 45-006-820-016-00

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ECF (4610 LITTLE GLEN AREA) 1.900 => TCV: 626,968

2022 Est. T.C.V. 006-820-016-00 = 1,169,013

Est. TCV/Total Floor Area = 467.23, Most recent sale 07/01/2020 for 1,150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
511,900	511,900	511,900	511,900	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	69,800	0	2,800	16,892	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
584,500	584,500	584,500	531,592	531,592	0	

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Valuation Report

DB: 2022Ga

45-006-830-017-00	2022 Est. T.C.V.	US GOVT NATL PARK
Property Class: 402		W DAY FOREST RD
Map #:	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

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 Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 50

Base Rate for Upper Floors = 45.61

Adjusted Square Foot Cost for Upper Floors = 45.61

Total Floor Area: 200 Base Cost New of Upper Floors = 9,122

Reproduction/Replacement Cost = 9,122
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 8,483

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 8,483
Replacement Cost/Floor Area= 45.61 Est. TCV/Floor Area= 42.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 8,483

2022 Est. T.C.V. 006-830-017-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-00	2022 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	36000.00000	100		36,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
Total:				219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
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Deck

Treated Wood	388	5,867	634
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 317,878 34,330

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,361

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-831-001-00

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2022 Est. T.C.V. 006-831-001-00	=	99,361				
Est. TCV/Total Floor Area = 70.17, Most recent sale 12/10/2013 for 94,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,247	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	1,453	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	49,839	49,700		0

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Valuation Report

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45-006-831-001-10	2022 Est. T.C.V.	LEWIS PHILLIP A
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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: LOWER LEVEL 619 SQ FT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-10 = 99,456

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Parcel Number: 45-006-831-001-10

Page: 2

Est. TCV/Total Floor Area = 70.24, Most recent sale 12/26/2003 for 119,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-20	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: LOWER LEVEL 619 SQ FT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-20

= 99,456

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-831-001-20

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Est. TCV/Total Floor Area = 70.24, Most recent sale 11/13/2014 for 90,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-30	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8TH SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-30

= 99,456

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Valuation Report

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Parcel Number: 45-006-831-001-30

Page: 2

Est. TCV/Total Floor Area = 70.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-40	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8TH SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-40

= 99,456

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Valuation Report

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Parcel Number: 45-006-831-001-40

Page: 2

Est. TCV/Total Floor Area = 70.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-50	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8TH SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
-----------------	-----	--------	-------

Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-50

= 99,456

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Valuation Report

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Parcel Number: 45-006-831-001-50

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Est. TCV/Total Floor Area = 70.24, Most recent sale 05/26/2005 for 110,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	1,241	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

DB: 2022Ga

45-006-831-001-60	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8TH SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-60

= 99,456

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Valuation Report

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Parcel Number: 45-006-831-001-60

Page: 2

Est. TCV/Total Floor Area = 70.24, Most recent sale 09/23/2011 for 87,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

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45-006-831-001-70	2022 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

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	36000.00000	100			36,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: 1/8TH SHARE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	645		
1 Story	Siding	Crawl Space	771		
		Total:		219,609	23,717

Other Additions/Adjustments

Recreation Room	619	14,633	1,580
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Plumbing

Average Fixture(s)	1	1,880	203
3 Fixture Bath	1	5,911	638
2 Fixture Bath	1	3,960	428

Porches

CPP	240	4,500	486
WPP	341	6,390	690

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	592	33,507	3,619
Door Opener	2	1,182	128

Water/Sewer

Public Water	1	1,656	179
Public Sewer	1	1,656	179

Built-Ins

Appliance Allow.	1	3,439	371
Jacuzzi Tub	1	10,289	1,111

Fireplaces

Interior 1 Story	1	5,984	646
Direct-Vented Gas	1	3,805	411

Totals: 318,401 34,386

Notes:

ECF (H831 TIMBER CREST CONDO) 1.700 => TCV: 58,456

2022 Est. T.C.V. 006-831-001-70

= 99,456

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-831-001-70

Page: 2

Est. TCV/Total Floor Area = 70.24, Most recent sale 10/15/2013 for 94,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,900	48,900	48,900	48,459	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	1,241	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	50,058	49,700	0	

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Valuation Report

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45-006-833-001-00	2022 Est. T.C.V.	DARDAS GARY & PATRICIA TRUST
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1432 SF Floor Area = 1790 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,432		
			Total:	256,738	205,391

Other Additions/Adjustments

Recreation Room	1148	27,139	21,711
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 343,881 275,106

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 577,723

2022 Est. T.C.V. 006-833-001-00 = 757,723

Est. TCV/Total Floor Area = 423.31

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
342,600	342,600	342,600	288,659	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,300	0	0	9,525	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
378,900	378,900	378,900	298,184	298,184	0

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Valuation Report

DB: 2022Ga

45-006-833-002-00	2022 Est. T.C.V.	MILLER JULIE
Property Class: 407		2 VANTAGE PT
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1147 SF Floor Area = 1434 SF.
Phy./Ab.Phy./Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,147		
			Total:	210,765	151,749

Other Additions/Adjustments

Recreation Room	1153	27,257	19,625
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Plumbing

Average Fixture(s)	1	1,880	1,354
3 Fixture Bath	1	5,911	4,256
2 Fixture Bath	1	3,960	2,851

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	19,909
Door Opener	1	591	426

Water/Sewer

Public Water	1	1,656	1,192
Public Sewer	1	1,656	1,192

Built-Ins

Appliance Allow.	1	3,439	2,476
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Fireplaces

Interior 2 Story	1	7,349	5,291
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Totals: 292,115 210,321

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 441,674

2022 Est. T.C.V. 006-833-002-00 = 621,674

Est. TCV/Total Floor Area = 433.52

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,100	283,100	283,100	218,656	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,700	0	0	92,144	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
310,800	310,800	310,800	225,871	310,800	0	

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Valuation Report

DB: 2022Ga

45-006-833-003-00	2022 Est. T.C.V.	ATHERTON SCOTT D & NANCY S
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres		Total Est.	Land Value =			180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard

Ground Area = 1337 SF Floor Area = 1671 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,337		
			Total:	241,572	193,257

Other Additions/Adjustments

Recreation Room	1166	27,564	22,051
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 331,091 264,872

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 556,232

2022 Est. T.C.V. 006-833-003-00 = 736,232

Est. TCV/Total Floor Area = 440.59, Most recent sale 09/21/2020 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
333,200	333,200	333,200	333,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
34,900	0	0	34,900	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
368,100	368,100	368,100	379,095	368,100	368,100

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Valuation Report

DB: 2022Ga

45-006-833-004-00	2022 Est. T.C.V.	KURAS NATALIE D TRUST
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1430 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,430		
			Total:	256,469	205,175

Other Additions/Adjustments

Recreation Room	1148	27,139	21,711
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 343,612 274,890

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 577,269

2022 Est. T.C.V. 006-833-004-00 = 757,269

Est. TCV/Total Floor Area = 423.53, Most recent sale 03/31/2000 for 570,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
342,400	342,400	342,400	288,659	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,200	0	9,525	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
378,600	378,600	378,600	298,184	298,184	0

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Valuation Report

DB: 2022Ga

45-006-833-005-00	2022 Est. T.C.V.	DARIN PIERCE PAMELA 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1224 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,224		
			Total:	223,292	160,769

Other Additions/Adjustments

Recreation Room	1153	27,257	19,625
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Plumbing

Average Fixture(s)	1	1,880	1,354
3 Fixture Bath	2	11,822	8,512

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	19,909
Door Opener	1	591	426

Water/Sewer

Public Water	1	1,656	1,192
Public Sewer	1	1,656	1,192

Built-Ins

Appliance Allow.	1	3,439	2,476
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Fireplaces

Interior 2 Story	1	7,349	5,291
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Totals: 306,593 220,746

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 463,567

2022 Est. T.C.V. 006-833-005-00 = 643,567

Est. TCV/Total Floor Area = 420.63, Most recent sale 11/20/1987 for 189,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
292,700	292,700	292,700	220,103	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,100	0	7,263	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
321,800	321,800	321,800	227,366	227,366	0

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Valuation Report

DB: 2022Ga

45-006-833-006-00	2022 Est. T.C.V.	FORD FAMILY 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1474 SF Floor Area = 1842 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,474		
			Total:	263,399	210,718

Other Additions/Adjustments

Recreation Room	1166	27,564	22,051
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
Direct-Vented Gas	2	7,610	6,088

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 363,528 291,421

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 611,985

2022 Est. T.C.V. 006-833-006-00 = 791,985

Est. TCV/Total Floor Area = 429.96, Most recent sale 06/11/2020 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
357,800	357,800	357,800	357,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,200	0	0	11,807	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
396,000	396,000	396,000	369,607	369,607	369,607	

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Valuation Report

DB: 2022Ga

45-006-833-007-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000.00000	100			180,000
	0.00	Total Acres		Total Est. Land Value =				180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard

Ground Area = 1473 SF Floor Area = 1841 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,473		
			Total:	263,163	210,530

Other Additions/Adjustments

Recreation Room	1417	33,498	26,798
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	1	5,911	4,729
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 353,754 283,603

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 595,566

2022 Est. T.C.V. 006-833-007-00 = 775,566

Est. TCV/Total Floor Area = 421.27

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
350,600	350,600	350,600	267,828	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,200	0	0	8,838	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
387,800	387,800	387,800	276,666	276,666	0	

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Valuation Report

DB: 2022Ga

45-006-833-008-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1223 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	223,124	160,648

Other Additions/Adjustments

Recreation Room	1147	27,115	19,523
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Plumbing

Average Fixture(s)	1	1,880	1,354
3 Fixture Bath	1	5,911	4,256
2 Fixture Bath	1	3,960	2,851

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	19,909
Door Opener	1	591	426

Water/Sewer

Public Water	1	1,656	1,192
Public Sewer	1	1,656	1,192

Built-Ins

Appliance Allow.	1	3,439	2,476
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Fireplaces

Interior 2 Story	1	7,349	5,291
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Totals: 304,332 219,118

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 460,148

2022 Est. T.C.V. 006-833-008-00 = 640,148

Est. TCV/Total Floor Area = 418.67, Most recent sale 12/28/2012 for 600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,200	291,200	291,200	291,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,900	0	0	9,609	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
320,100	320,100	320,100	300,809	300,809	0	

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45-006-833-009-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.		Land Value =	180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1462 SF Floor Area = 1828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,462		
			Total:	261,509	209,208

Other Additions/Adjustments

Recreation Room	1148	27,139	21,711
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 348,652 278,923

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 585,738

2022 Est. T.C.V. 006-833-009-00 = 765,738

Est. TCV/Total Floor Area = 418.89

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
346,100	346,100	346,100	275,539	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,800	0	0	9,092	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,900	382,900	382,900	284,631	284,631	284,631	

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Valuation Report

DB: 2022Ga

45-006-833-010-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1430 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,430		
			Total:	256,469	205,175

Other Additions/Adjustments

Recreation Room	1148	27,139	21,711
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 343,612 274,890

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 577,269

2022 Est. T.C.V. 006-833-010-00 = 757,269

Est. TCV/Total Floor Area = 423.53, Most recent sale 09/12/1997 for 559,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
342,400	342,400	342,400	342,400	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,200	0	11,299	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
378,600	378,600	378,600	353,699	353,699 0

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45-006-833-011-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1223 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	223,124	160,648

Other Additions/Adjustments

Recreation Room	1153	27,257	19,625
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Plumbing

Average Fixture(s)	1	1,880	1,354
3 Fixture Bath	2	11,822	8,512
2 Fixture Bath	1	3,960	2,851

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	19,909
Door Opener	1	591	426

Water/Sewer

Public Water	1	1,656	1,192
Public Sewer	1	1,656	1,192

Built-Ins

Appliance Allow.	1	3,439	2,476
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Fireplaces

Interior 2 Story	1	7,349	5,291
Wood Stove	1	3,195	2,300

Totals: 313,580 225,776

Notes: INT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 474,130

2022 Est. T.C.V. 006-833-011-00 = 654,130

Est. TCV/Total Floor Area = 427.82, Most recent sale 08/25/2010 for 700,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,300	297,300	297,300	297,300	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,800	0	9,810	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
327,100	327,100	327,100	307,110	307,110	307,110	

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Valuation Report

DB: 2022Ga

45-006-833-012-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1474 SF Floor Area = 1842 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,474		
			Total:	263,399	210,718

Other Additions/Adjustments

Recreation Room	1417	33,498	26,798
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 358,852 287,080

Notes: BLD D, END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 602,868

2022 Est. T.C.V. 006-833-012-00 = 782,868

Est. TCV/Total Floor Area = 425.01, Most recent sale 07/26/2012 for 730,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
353,600	353,600	353,600	353,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,800	0	0	11,668	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
391,400	391,400	391,400	365,268	365,268	0	

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Valuation Report

DB: 2022Ga

45-006-833-013-00	2022 Est. T.C.V.	REDDICLIFFE STEVEN V & CONNIE
Property Class: 407		13 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	180000.00000	100	180,000
	0.00	Total Acres		Total Est. Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard
Ground Area = 1473 SF Floor Area = 1841 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,473		
			Total:	263,163	210,530

Other Additions/Adjustments

Recreation Room	1417	33,498	26,798
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 356,665 285,332

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 599,197

2022 Est. T.C.V. 006-833-013-00 = 779,197

Est. TCV/Total Floor Area = 423.25, Most recent sale 01/31/2011 for 450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,000	352,000	352,000	352,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	37,600	0	11,616	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
389,600	389,600	389,600	363,616	363,616	363,616	

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Valuation Report

DB: 2022Ga

45-006-833-014-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000	0.00000	100		180,000
	0.00	Total Acres			Total Est.	Land Value =		180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Electric Baseboard

Ground Area = 1224 SF Floor Area = 1530 SF.

Phy./Ab.Phy./Func/Econ/Comb. % Good=80/100/100/90/72

Economic Depreciation because of: INTERIOR UNIT

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,224		
			Total:	223,292	160,769

Other Additions/Adjustments

Recreation Room	1153	27,257	19,625
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Plumbing

Average Fixture(s)	1	1,880	1,354
3 Fixture Bath	1	5,911	4,256
2 Fixture Bath	1	3,960	2,851

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	19,909
Door Opener	1	591	426

Water/Sewer

Public Water	1	1,656	1,192
Public Sewer	1	1,656	1,192

Built-Ins

Appliance Allow.	1	3,439	2,476
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Fireplaces

Interior 2 Story	1	7,349	5,291
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Totals: 304,642 219,341

Notes: INT UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 460,617

2022 Est. T.C.V. 006-833-014-00 = 640,617

Est. TCV/Total Floor Area = 418.70, Most recent sale 06/07/2016 for 679,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,400	291,400	291,400	291,400	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,900	0	0	9,616	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
320,300	320,300	320,300	301,016	301,016	0	

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Valuation Report

DB: 2022Ga

45-006-833-015-00	2022 Est. T.C.V.	VANDERVELDE LEE & MARJOLIYN TRUST
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	180000.00000	100			180,000
	0.00	Total Acres		Total Est. Land Value =				180,000

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 1462 SF Floor Area = 1828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,462		
			Total:	270,661	216,529

Other Additions/Adjustments

Recreation Room	766	18,108	14,486
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458
2 Fixture Bath	1	3,960	3,168

Porches

WPP	578	10,768	8,614
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	451	27,651	22,121
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Totals: 359,541 287,633

Notes: END UNIT

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 604,029

2022 Est. T.C.V. 006-833-015-00 = 784,029

Est. TCV/Total Floor Area = 428.90, Most recent sale 03/28/2018 for 805,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
354,100	354,100	354,100	354,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,900	0	0	11,685	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
392,000	392,000	392,000	365,785	365,785	0	

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Valuation Report

DB: 2022Ga

45-006-833-016-00	2022 Est. T.C.V.	MCCABE TIMOTHY C & ANITA M
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1	Units	360000	0.00000	100	360,000
		0.00	Total Acres		Total Est.		Land Value =	360,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 1798 SF Floor Area = 2248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,798		
			Total:	325,209	227,645

Other Additions/Adjustments

Recreation Room	1078	25,484	17,839
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Plumbing

Average Fixture(s)	1	1,880	1,316
3 Fixture Bath	1	5,911	4,138
2 Fixture Bath	1	3,960	2,772

Porches

WPP	642	11,941	8,359
WCP (1 Story)	29	2,232	1,562
WPP	300	5,625	3,937

Balcony

Wood Balcony	43	1,851	1,296
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	627	34,855	24,398
Door Opener	1	591	414

Water/Sewer

Public Water	1	1,656	1,159
Public Sewer	1	1,656	1,159

Built-Ins

Appliance Allow.	1	3,439	2,407
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Fireplaces

Interior 2 Story	1	7,349	5,144
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Totals: 433,639 303,545

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 637,445

2022 Est. T.C.V. 006-833-016-00 = 997,445

Est. TCV/Total Floor Area = 443.70, Most recent sale 02/02/2018 for 980,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
478,600	478,600	478,600	478,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,100	0	0	15,793	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
498,700	498,700	498,700	494,393	494,393	0	

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DB: 2022Ga

45-006-833-017-00	2022 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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE		1	Units	360000.00000	100		360,000
		0.00	Total Acres		Total Est. Land Value =			360,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool
Ground Area = 1868 SF Floor Area = 2335 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,868		
			Total:	336,392	252,292

Other Additions/Adjustments

Recreation Room	1868	44,160	33,120
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Plumbing

Average Fixture(s)	1	1,880	1,410
3 Fixture Bath	1	5,911	4,433
2 Fixture Bath	1	3,960	2,970

Porches

WPP	429	8,022	6,016
WCP (1 Story)	55	3,629	2,722

Balcony

Wood Balcony	42	1,808	1,356
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	31,884	23,913
Door Opener	1	591	443

Water/Sewer

Public Water	1	1,656	1,242
Public Sewer	1	1,656	1,242

Built-Ins

Appliance Allow.	1	3,439	2,579
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Fireplaces

Exterior 1 Story	1	7,378	5,533
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Totals: 452,366 339,271

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 712,469

2022 Est. T.C.V. 006-833-017-00 = 1,072,469

Est. TCV/Total Floor Area = 459.30, Most recent sale 12/11/1993 for 162,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
516,400	516,400	516,400	269,731	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	8,901	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
536,200	536,200	536,200	278,632	278,632	0	

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DB: 2022Ga

45-006-833-018-00	2022 Est. T.C.V.	VANDERWALL CYNTHIA T
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE	MIDDLE	1	Units	360	000.00	000	100	360,000
	0.00	Total Acres			Total Est.		Land Value =	360,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1970 SF Floor Area = 2960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,970		
1 Story	Siding	Overhang	5		
		Total:		384,166	307,332

Other Additions/Adjustments

Recreation Room	1680	39,715	31,772
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	3	17,733	14,186
2 Fixture Bath	1	3,960	3,168
Separate Shower	1	2,394	1,915

Porches

WPP	291	5,616	4,493
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Balcony

Wood Balcony	102	4,390	3,512
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	34,732	27,786
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Prefab 1 Story	1	3,172	2,538
Prefab 2 Story	1	3,921	3,137
Direct-Vented Gas	1	3,805	3,044

Totals: 512,826 410,261

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 861,548

2022 Est. T.C.V. 006-833-018-00 = 1,221,548

Est. TCV/Total Floor Area = 412.69, Most recent sale 03/28/2018 for 1,200,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
556,600	556,600	556,600	556,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	54,200	0	0	18,367	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-833-018-00

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610,800	610,800	610,800	574,967	574,967	0
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Valuation Report

DB: 2022Ga

45-006-833-019-00	2022 Est. T.C.V.	BOLTON BARRY & JEANET R
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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE END			1 Units	380000	0.00000	100		380,000
	0.00	Total Acres			Total Est.		Land Value =	380,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 5in Ren. Conc.	9.82	384	0	0
D/W/P: Flagstone/Sand	22.61	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	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 = 1933 SF Floor Area = 2900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,933		
			Total:	377,431	351,010

Other Additions/Adjustments

Recreation Room	1603	37,895	35,242
Basement, Outside Entrance, Below Grade	1	3,109	2,891

Plumbing

Average Fixture(s)	1	1,880	1,748
3 Fixture Bath	2	11,822	10,994
2 Fixture Bath	2	7,921	7,367

Water/Sewer

1000 Gal Septic	1	4,877	4,536
Water Well, 100 Feet	1	5,403	5,025

Porches

WCP (1 Story)	30	2,296	2,135
WPP	31	1,583	1,472
WPP	196	4,914	4,570

Built-Ins

Appliance Allow.	1	3,439	3,198
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Fireplaces

Prefab 1 Story	1	3,172	2,950
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Totals: 465,742 433,138

Notes:

ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 2.100 => TCV: 909,590

2022 Est. T.C.V. 006-833-019-00 = 1,294,340

Est. TCV/Total Floor Area = 446.32, Most recent sale 03/31/2020 for 1,450,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
598,600	598,600	598,600	598,600	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,600	0	0	19,753	0

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Parcel Number: 45-006-833-019-00

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
647,200	647,200	647,200	618,353	618,353	0

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Valuation Report

DB: 2022Ga

45-006-833-020-00	2022 Est. T.C.V.	VAN DYKE KATHERINE J
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

2022 Est. T.C.V. 006-833-020-00 = 35,000

Est. TCV/Total Floor Area = 12.07, Most recent sale 02/09/2022 for 40,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
17,500	17,500	17,500	17,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	18,077	17,500	0

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Valuation Report

DB: 2022Ga

45-006-833-021-00	2022 Est. T.C.V.	VAN DYKE KATHERINE J
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

2022 Est. T.C.V. 006-833-021-00 = 35,000

Est. TCV/Total Floor Area = 12.07, Most recent sale 02/09/2022 for 35,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
17,500	17,500	17,500	17,500	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	18,077	17,500	0

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Valuation Report

DB: 2022Ga

45-006-834-001-00	2022 Est. T.C.V.	FOSMORE BRYAN K
Property Class: 408		7287 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

		* Factors *		BEACH FRONT				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WANDERS 5 UNITS	250.00	311.00	1.0000	1.0000	6000	20	1/5TH SHARED ACCESS	300,000
250 Actual Front Feet, 1.78 Total Acres					Total	Est.	Land Value =	300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1090 SF Floor Area = 1090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
Total:				138,843	104,135

Other Additions/Adjustments

Exterior				
Brick Veneer	90	1,338	1,003	

Plumbing				
Average Fixture(s)	1	1,277	958	
3 Fixture Bath	1	4,020	3,015	

Water/Sewer				
1000 Gal Septic	1	4,209	3,157	
Water Well, 50 Feet	1	2,324	1,743	

Porches				
WCP (1 Story)	60	3,046	2,284	

Deck				
Treated Wood	483	6,390	4,792	

Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	864	19,345	3,289	*17% Good
Class: C Exterior: Pole (Unfinished)				
Base Cost	864	19,345	3,289	*17% Good

Built-Ins				
Appliance Allow.	1	2,394	1,795	

Totals: 202,531 129,460

Notes: 2004 & 2013 REMODELED

ECF (4934 WANDERERS REST CONDO) 3.100 => TCV: 401,326

2022 Est. T.C.V. 006-834-001-00 = 703,826

Est. TCV/Total Floor Area = 645.71, Most recent sale 10/28/2020 for 675,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
335,500	335,500	335,500	335,500	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	16,400	0	0	11,071 0

Parcel Number: 45-006-834-001-00

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	351,900	351,900	351,900	346,571	346,571	346,571

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Valuation Report

DB: 2022Ga

45-006-834-002-00	2022 Est. T.C.V.	THOMASMA DAVID & HAMILTON JILL
Property Class: 408		7291 W DAY FOREST RD A
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WANDERS 5 UNITS	250.00	311.00	1.0000	1.0000	6000	20	1/5TH SHARED ACCESS	300,000
250 Actual Front Feet, 1.78 Total Acres					Total Est. Land Value =		300,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
Total:				59,193	32,556

Other Additions/Adjustments

Exterior				
Brick Veneer	90	1,130	621	

Plumbing				
Average Fixture(s)	1	887	488	

Water/Sewer				
1000 Gal Septic	1	3,689	2,029	
Water Well, 50 Feet	1	2,161	1,189	

Deck				
Treated Wood	233	3,789	2,084	

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good
Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good

Built-Ins

Appliance Allow.	1	1,418	780	
Totals:		102,697	44,921	

Notes:

ECF (4934 WANDERERS REST CONDO) 3.100 => TCV: 139,255

2022 Est. T.C.V. 006-834-002-00 = 441,755

Est. TCV/Total Floor Area = 772.30, Most recent sale 10/15/2020 for 452,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,200	215,200	215,200	215,200	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	5,700	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,900	220,900	220,900	222,301	220,900	0	

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Valuation Report

DB: 2022Ga

45-006-834-003-00	2022 Est. T.C.V.	ROMEYN DONALD H TRUST
Property Class: 408		7301 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *					
			BEACH FRONT					
WANDERS 5 UNITS	250.00	311.00	1.0000	1.0000	6000	20	1/5TH SHARED ACCESS	300,000
250 Actual Front Feet, 1.78 Total Acres					Total Est. Land Value =		300,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
Total:				59,193	32,556

Other Additions/Adjustments

Exterior					
Brick Veneer		90	1,130	621	

Water/Sewer

1000 Gal Septic	1	3,689	2,029
Water Well, 50 Feet	1	2,161	1,189

Deck			
Treated Wood	243	3,890	2,139

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good
Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good

Built-Ins

Appliance Allow.	1	1,418	780
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Totals: 101,911 44,488

Notes:

ECF (4934 WANDERERS REST CONDO) 3.100 => TCV: 137,913

2022 Est. T.C.V. 006-834-003-00 = 440,413

Est. TCV/Total Floor Area = 769.95, Most recent sale 07/14/1992 for 59,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
214,600	214,600	214,600	98,109	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	3,237	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
220,200	220,200	220,200	101,346	101,346	0

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Valuation Report

DB: 2022Ga

45-006-834-004-00	2022 Est. T.C.V.	POLOMSKY ANN V & JOHN V
Property Class: 408		7311 W DAY FOREST RD
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

		* Factors *		BEACH FRONT					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
WANDERS 5 UNITS	250.00	310.00	1.0000	1.0000	6000	20	1/5TH SHARED ACCESS	300,000	
250 Actual Front Feet, 1.78 Total Acres					Total	Est.	Land Value =	300,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	572		
Total:				61,744	33,960

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	3,689	2,029	
Water Well, 50 Feet	1	2,161	1,189	

Deck				
Treated Wood	264	4,108	2,259	

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good
Class: D Exterior: Pole (Unfinished)				
Base Cost	864	15,215	2,587	*17% Good

Built-Ins

Appliance Allow.	1	1,418	780	
Totals:		103,550	45,391	

Notes:

ECF (4934 WANDERERS REST CONDO) 3.100 => TCV: 140,712

2022 Est. T.C.V. 006-834-004-00 = 443,212

Est. TCV/Total Floor Area = 774.85, Most recent sale 11/30/2006 for 1

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,800	215,800	215,800	182,784	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	6,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,600	221,600	221,600	188,815	188,815	0	

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Valuation Report

DB: 2022Ga

45-006-834-005-00	2022 Est. T.C.V.	WARE 2012 IRREVOCABLE TRUST
Property Class: 401		7291 W DAY FOREST RD B
Map #: 67	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WANDERS #5	250.00	310.00	1.0000	1.0000	4000	20	1/5TH SHARED ACCESS	200,000
250 Actual Front Feet, 1.78 Total Acres					Total Est. Land Value =	200,000		

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
Total:				62,240	37,345

Other Additions/Adjustments

Exterior					
Brick Veneer		90	1,231	739	

Water/Sewer

1000 Gal Septic	1	3,937	2,362	
Water Well, 50 Feet	1	2,237	1,342	

Deck					
Treated Wood	461	6,053	3,632		

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost	864	17,280	2,938	*17% Good	
Class: CD Exterior: Pole (Unfinished)					
Base Cost	864	17,280	2,938	*17% Good	

Built-Ins

Appliance Allow.	1	1,673	1,004		
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Totals: 111,931 52,300

Notes:

ECF (4934 WANDERERS REST CONDO) 3.100 => TCV: 162,130

2022 Est. T.C.V. 006-834-005-00 = 364,630

Est. TCV/Total Floor Area = 637.47, Most recent sale 07/14/2000 for 289,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,700	175,700	175,700	136,978	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	4,520	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,300	182,300	182,300	141,498	141,498	0	

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45-006-835-001-00	2022 Est. T.C.V.	HEILMAN SHANE & LAURIE
Property Class: 401		6165 W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	24.93	16	50	199
D/W/P: 4in Ren. Conc.	6.36	1025	0	0
D/W/P: 3.5 Concrete	5.33	335	0	0
D/W/P: 3.5 Concrete	5.33	770	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,699

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1542 SF Floor Area = 2700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,158		
1 Story	Siding	Crawl Space	384		
			Total:	228,047	182,437

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	851
3 Fixture Bath	1	3,340	2,672
2 Fixture Bath	1	2,246	1,797
Separate Shower	1	1,029	823

Water/Sewer

1000 Gal Septic	1	3,937	3,150
Water Well, 100 Feet	1	4,880	3,904

Porches

WCP (1 Story)	100	3,705	2,964
WCP (1 Story)	211	6,442	5,154
WCP (1 Story)	99	3,689	2,951
WCP (1 Story)	191	6,057	4,846
WPP	20	864	691

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	582	19,381	15,505
Common Wall: 1 Wall	1	-2,173	-1,738
Door Opener	1	420	336

Built-Ins

Appliance Allow.	1	1,673	1,338
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Fireplaces

Direct-Vented Gas	1	1,859	1,487
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Totals:	286,460	229,168
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Notes:

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ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.500 => TCV: 343,752

2022 Est. T.C.V. 006-835-001-00	=	456,451
Est. TCV/Total Floor Area = 169.06, Most recent sale 09/05/2019 for 373,000		
2021 Assessed	MBOR	S.E.V.
196,500	196,500	196,500
		Base for Cap
		C.P.I.
		192,558
		3.30
2022	New	Eq. Adjustment
	0	31,700
		Loss
		0
		Additions
		0
		Tax Adjustment
		6,354
		Losses
		0
2022 Assessed	MBOR	S.E.V.
228,200	228,200	228,200
		Capped
		198,912
		->Taxable<-
		198,912
		PRE/MBT
		198,912

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45-006-835-002-00	2022 Est. T.C.V.	BALLOU ANDREW & SWEETMAN STEPHANIE
Property Class: 401		6179 W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
203 Actual Front Feet, 1.75 Total Acres							Total Est. Land Value =	110,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 1087 SF Floor Area = 1630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,087		
			Total:	159,455	156,271

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,251
3 Fixture Bath	1	4,020	3,940

Water/Sewer

1000 Gal Septic	1	4,209	4,125
Water Well, 100 Feet	1	5,025	4,924

Porches

WCP (1 Story)	26	1,735	1,700
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Deck

Treated Wood	204	3,627	3,554
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Built-Ins

Appliance Allow.	1	2,394	2,346
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Totals: 181,742 178,111

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 293,883

2022 Est. T.C.V. 006-835-002-00 = 403,883

Est. TCV/Total Floor Area = 247.78, Most recent sale 07/20/2017 for 118,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,800	185,800	185,800	180,289	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	0	5,949	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,900	201,900	201,900	186,238	186,238	0	

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45-006-835-003-00	2022 Est. T.C.V.	BALLOU CARL H
Property Class: 401		6205 W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 1.11 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.55	96	50	1,226
Total Estimated Land Improvements				1,226

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1020 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,020		
			Total:	158,517	128,400

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,034
2 Fixture Bath	1	2,690	2,179

Water/Sewer

1000 Gal Septic	1	4,209	3,409
Water Well, 100 Feet	1	5,025	4,070

Deck

Treated Wood	25	1,024	829
Treated Wood	173	3,254	2,636

Built-Ins

Appliance Allow.	1	2,394	1,939
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Porches

WCP (1 Story)	24	1,567	1,269
WPP	16	733	594

Totals: 180,690 146,359

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 241,492

2022 Est. T.C.V. 006-835-003-00 = 352,718

Est. TCV/Total Floor Area = 230.53, Most recent sale 09/11/1995 for 29,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,100	163,100	163,100	107,997	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,300	0	0	3,563	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,400	176,400	176,400	111,560	111,560	0

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45-006-835-004-00	2022 Est. T.C.V.	BLONDIA JEANNE
Property Class: 401		6221 W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> WHISPERING AREA					110000 100	110,000
100 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1422 SF Floor Area = 2330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,170		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	30		
		Total:		284,896	256,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	2	11,822	10,640
2 Fixture Bath	1	3,960	3,564

Water/Sewer

1000 Gal Septic	1	4,877	4,389
Water Well, 100 Feet	1	5,403	4,863

Porches

WCP (1 Story)	84	4,814	4,333
WSEP (1 Story)	210	11,829	10,646
WCP (1 Story)	184	8,521	7,669

Balcony

Wood Balcony	32	1,377	1,239
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	38,788	34,909
Storage Over Garage	728	11,320	10,188
Door Opener	2	1,182	1,064

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Direct-Vented Gas	1	3,805	3,424
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Totals: 397,913 358,120

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 590,898

2022 Est. T.C.V. 006-835-004-00 = 705,898

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Parcel Number: 45-006-835-004-00

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Est. TCV/Total Floor Area = 302.96, Most recent sale 11/28/2005 for 150,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
320,500	320,500	320,500	253,353	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,400	0	0	8,360	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
352,900	352,900	352,900	261,713	261,713	0	

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Valuation Report

DB: 2022Ga

45-006-835-005-00	2022 Est. T.C.V.	NOTTMEIER BRIAN
Property Class: 401		6247 W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.26	239	50	1,704
D/W/P: Asphalt Paving	2.68	1404	0	0
D/W/P: Flagstone/Sand	18.18	112	0	0
Wood Frame	25.40	97	50	1,232

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,936

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1196 SF Floor Area = 1898 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	332		
1 Story	Siding	Overhang	270		
		Total:		202,167	171,850

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286
Separate Shower	1	1,176	1,000

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Deck

Treated Wood	92	2,121	1,803
Treated Wood	34	1,262	1,073
Treated Wood	487	6,424	5,460

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	540	22,583	19,196
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	1	2,614	2,222
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Totals: 258,435 219,678

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 362,469

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2022	Est. T.C.V.	006-835-005-00	=	480,405		
Est. TCV/Total Floor Area = 253.11, Most recent sale 08/09/2013 for 417,900						
2021	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	220,200	220,200	220,200	205,157	3.30	
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,000	0	0	6,770	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	240,200	240,200	240,200	211,927	211,927	0

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Valuation Report

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45-006-835-006-00	2022 Est. T.C.V.	ATKINS MARK & COURTNEY
Property Class: 401		5801 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

		* Factors *		EFF = 171.68, IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
<Site Value A> WHISPING AREA					110000 100
126 Actual Front Feet, 0.74 Total Acres					Total Est. Land Value =
					110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	35	0	0
D/W/P: Patio Blocks	13.51	75	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	816		
1 Story	Siding	Slab	120		
Total:				152,888	129,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Porches

WCP (1 Story)	120	4,777	4,060
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Deck

Treated Wood	288	4,553	3,870
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	320	14,614	12,422
Common Wall: 1 Wall	1	-2,324	-1,975
Door Opener	1	473	402

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Prefab 1 Story	1	2,242	1,906
Direct-Vented Gas	1	2,614	2,222

Totals: 196,762 167,253

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 275,967

2022 Est. T.C.V. 006-835-006-00 = 390,967

Est. TCV/Total Floor Area = 290.90, Most recent sale 03/12/2013 for 340,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	180,300		180,300	180,300	174,002	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		15,200	0	0	5,742	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	195,500		195,500	195,500	179,744	179,744	0

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45-006-835-007-00	2022 Est. T.C.V.	BALLOU CARL H
Property Class: 401		5819 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value A> WHISPING AREA					110000	100		110,000
165 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.25	96	50	972
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,472

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
Total:				161,504	137,278

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417

Water/Sewer

1000 Gal Septic	1	4,209	3,578
Water Well, 100 Feet	1	5,025	4,271

Deck			
Treated Wood	100	2,210	1,878

Built-Ins

Appliance Allow.	1	2,394	2,035
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Porches

WCP (1 Story)	15	979	832
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Totals: 181,618 154,374

Notes:

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 254,717

2022 Est. T.C.V. 006-835-007-00 = 368,189

Est. TCV/Total Floor Area = 227.28, Most recent sale 12/06/2002 for 105,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
176,700	176,700	176,700	126,211	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	4,164	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	130,375	130,375	0	

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45-006-835-007-10	2022 Est. T.C.V.	UP NORTH VENTURES LLC
Property Class: 401		S OAK ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 600/FF	108.95	63.00	0.9830	0.8243	600	100		52,969
109 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								52,969

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

2022 Est. T.C.V. 006-835-007-10 = 57,969

Est. TCV/Total Floor Area = 35.78, Most recent sale 08/26/2010 for 35,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	17,214	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	568	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	17,782	17,782	0	

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45-006-835-008-00	2022 Est. T.C.V.	CRYSTAL RIVER INVESTMENTS LLC
Property Class: 402		S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> WHISPING AREA					110000 100	110,000
85 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-835-008-00 = 110,000

Est. TCV/Total Floor Area = 67.90, Most recent sale 04/27/2021 for 475,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	35,139	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	19,861	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	36,298	55,000	0

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45-006-835-008-10	2022 Est. T.C.V.	BRICKER BETH ALICE
Property Class: 401		5850 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> WHISPING AREA					110000 100	110,000
150 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =	110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.23	120	50	1,454
Wood Frame	24.23	120	50	1,454

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,408

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1035 SF Floor Area = 1467 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
2 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	219		
		Total:		154,896	116,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Water/Sewer

1000 Gal Septic	1	4,209	3,157
Water Well, 100 Feet	1	5,025	3,769

Porches

CGEP (1 Story)	240	12,276	9,207
WPP	96	2,461	1,846
WCP (1 Story)	48	2,607	1,955

Deck

Treated Wood	280	4,472	3,354
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	512	17,772	13,329
Door Opener	1	473	355

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Wood Stove	1	2,208	1,656
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Totals: 214,090 160,569

Notes: TUCKER HOME - WOOD FOUNDATION AROUND CRAWL

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.650 => TCV: 264,939

2022 Est. T.C.V. 006-835-008-10 = 379,347

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Est. TCV/Total Floor Area = 258.59, Most recent sale 02/24/1994 for 152,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
175,000	175,000	175,000	160,665	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	0	5,301	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,700	189,700	189,700	165,966	165,966	165,966	

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45-006-837-002-00	2022 Est. T.C.V.	HAMILTON W D & HEATHFIELD S M TRUST
Property Class: 408		2 WEST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 514 SHARED								
<Site Value A> WEST SHORE	1.2M				1200000	100		1,200,000
837 WEST S WEST SHORE			1 Units	0.00000	100			0
73 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								1,200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1923 SF Floor Area = 3846 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,923		
			Total:	576,766	507,552

Other Additions/Adjustments

Recreation Room	1928	50,533	44,469
Basement, Outside Entrance, Below Grade	1	3,684	3,242

Plumbing

Average Fixture(s)	1	2,867	2,523
3 Fixture Bath	2	18,088	15,917

Porches

CCP (1 Story)	90	3,137	2,761
CCP (1 Story)	36	1,386	1,220
WCP (1 Story)	451	19,145	16,848
WPP	451	9,557	8,410

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	619	40,897	35,989
Door Opener	2	1,324	1,165

Water/Sewer

Public Water	1	1,903	1,675
Public Sewer	1	1,903	1,675

Built-Ins

Appliance Allow.	1	5,926	5,215
Security System	1	8,226	7,239

Fireplaces

Exterior 2 Story	1	10,196	8,972
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Totals: 755,538 664,872

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.000 => TCV: 1,329,744

2022 Est. T.C.V. 006-837-002-00

= 2,539,744

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Est. TCV/Total Floor Area = 660.36, Most recent sale 08/15/2018 for 2,600,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,260,500	1,260,500	1,260,500	1,102,287	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,400	0	0	36,375	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,269,900	1,269,900	1,269,900	1,138,662	1,138,662		0

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45-006-837-003-00	2022 Est. T.C.V.	GARDHOUSE RONALD & CHRISTINE
Property Class: 408		3 WEST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 514 SHARED								
<Site Value A> WEST SHORE	1.2M				1200000	100		1,200,000
837 WEST S WEST SHORE			1 Units	0.00000	100			0
54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								1,200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	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 Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1804 SF Floor Area = 2706 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,804		
			Total:	421,289	345,458

Other Additions/Adjustments

Recreation Room	1800	47,178	38,686
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Exterior

Brick Veneer	480	9,254	7,588
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Plumbing

Average Fixture(s)	1	2,867	2,351
3 Fixture Bath	2	18,088	14,832

Porches

CCP (1 Story)	50	1,822	1,494
WCP (1 Story)	451	19,145	15,699

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,324	1,086
Base Cost	1072	58,424	47,908

Water/Sewer

Public Water	1	1,903	1,560
Public Sewer	1	1,903	1,560

Built-Ins

Appliance Allow.	1	5,926	4,859
Security System	1	8,226	6,745

Fireplaces

Exterior 2 Story	1	10,196	8,361
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Totals: 607,545 498,187

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.000 => TCV: 996,374

2022 Est. T.C.V. 006-837-003-00 = 2,206,374
Est. TCV/Total Floor Area = 815.36, Most recent sale 08/15/1994 for 330,000

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2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,102,800	1,102,800	1,102,800	343,899	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	11,348	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,103,200	1,103,200	1,103,200	355,247	355,247	0

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45-006-837-005-00	2022 Est. T.C.V.	TOROK STEVEN A & JANET
Property Class: 408		5 WEST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 514 SHARED								
<Site Value A> WEST SHORE	1.2M				1200000	100		1,200,000
837 WEST S WEST SHORE			1 Units	0.00000	100			0
39 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								1,200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1827 SF Floor Area = 3306 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	348		
2 Story	Siding	Basement	1,479		
Total:				512,713	420,426

Other Additions/Adjustments

Recreation Room	1000	26,210	21,492
Basement, Outside Entrance, Below Grade	1	3,684	3,021

Plumbing

Average Fixture(s)	1	2,867	2,351
3 Fixture Bath	1	9,044	7,416
2 Fixture Bath	2	12,059	9,888

Porches

WCP (1 Story)	55	4,045	3,317
WCP (1 Story)	520	22,043	18,075

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	632	38,950	31,939
Door Opener	1	662	543

Water/Sewer

Public Water	1	1,903	1,560
Public Sewer	1	1,903	1,560

Built-Ins

Appliance Allow.	1	5,926	4,859
Security System	1	8,226	6,745

Fireplaces

Exterior 2 Story	1	10,196	8,361
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Totals: 660,431 541,553

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.000 => TCV: 1,083,106

2022 Est. T.C.V. 006-837-005-00

= 2,288,106

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Est. TCV/Total Floor Area = 692.11, Most recent sale 12/20/2007 for 1,800,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,143,600	1,143,600	1,143,600	725,310	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	23,935	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,144,100	1,144,100	1,144,100	749,245	749,245	749,245	

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45-006-837-007-00	2022 Est. T.C.V.	VALADE MARGARET A QPRT
Property Class: 408		7 WEST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 514 SHARED								
<Site Value A> WEST SHORE	1.2M				1200000	100		1,200,000
837 WEST S WEST SHORE			1 Units	0.00000	100			0
55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								1,200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1897 SF Floor Area = 3617 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,897		
1 Story	Siding	Overhang	297		
Total:				778,666	607,360

Other Additions/Adjustments

Recreation Room	1419	43,606	34,013
Exterior			
Stone Veneer	1235	61,293	47,809
Basement, Outside Entrance, Below Grade	4	17,458	13,617

Plumbing

Average Fixture(s)	1	3,547	2,767
3 Fixture Bath	4	44,688	34,857
2 Fixture Bath	1	7,448	5,809

Porches

WCP (1 Story)	72	6,330	4,937
Foundation: Shallow	72	-698	-544
WSEP (1 Story)	72	7,575	5,908
WPP	160	5,466	4,263
WPP	240	6,821	5,320

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	594	51,381	40,077
Common Wall: 1 Wall	1	-3,702	-2,888
Door Opener	2	1,490	1,162
Stone Veneer	280	13,896	10,839

Water/Sewer

Public Water	1	2,208	1,722
Public Sewer	1	2,208	1,722

Built-Ins

Appliance Allow.	1	8,366	6,525
Security System	1	10,021	7,816

Fireplaces

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2nd on Same Stack	1	5,810	4,532
Exterior 2 Story	1	11,590	9,040
Totals:		1,085,468	846,663

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.000 => TCV: 1,693,326

2022 Est. T.C.V. 006-837-007-00	=	2,913,326			
Est. TCV/Total Floor Area = 805.45, Most recent sale 01/12/2007 for 2,875,000					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,447,000	1,447,000	1,447,000	1,194,099	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	39,405	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,456,700	1,456,700	1,456,700	1,233,504	1,233,504	0

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45-006-837-008-00	2022 Est. T.C.V.	MOCERI FAMILY LIVING TRUST
Property Class: 408		8 WEST SHORE
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * 514 SHARED								
<Site Value A> WEST SHORE	1.2M				1200000	100		1,200,000
837 WEST S WEST SHORE			1 Units	0.00000	100			0
68 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								1,200,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	20.40	375	0	0
Hot Tub	17,324.00	1	50	8,662
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				18,662

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 2762 SF Floor Area = 5128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,762		
1 Story	Siding	Overhang	295		
Total:				1,069,642	855,713

Other Additions/Adjustments

Recreation Room	2694	82,787	66,230
Exterior			
Brick Veneer	810	17,059	13,647
Basement, Outside Entrance, Below Grade	2	8,729	6,983
Plumbing			
Average Fixture(s)	1	3,547	2,838
3 Fixture Bath	4	44,688	35,750
Separate Shower	1	3,204	2,563

Porches

CPP	87	2,503	2,002
CCP (1 Story)	33	1,825	1,460
CPP	33	1,055	844
WPP	776	17,809	14,247

Garages

Class: A Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	590	51,129	40,903
Common Wall: 1.5 Wall	1	-5,550	-4,440
Door Opener	1	745	596

Water/Sewer

Public Water	1	2,208	1,766
Public Sewer	1	2,208	1,766

Built-Ins

Appliance Allow.	1	8,366	6,693
Security System	1	10,021	8,017

Fireplaces

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Interior 2 Story	1	9,411	7,529
Two Sided	1	10,864	8,691
Exterior 2 Story	1	11,590	9,272
Direct-Vented Gas	1	5,490	4,392

Totals: 1,359,330 1,087,462

Notes:

ECF (H837 WEST SHORE LAKE MICHIGAN SITES) 2.000 => TCV: 2,174,924

2022 Est. T.C.V. 006-837-008-00	=	3,393,586
Est. TCV/Total Floor Area = 661.78, Most recent sale 05/02/1994 for 365,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
1,722,700 1,722,700 1,722,700 479,488 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -25,900 0 0 15,823 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
1,696,800 1,696,800 1,696,800 495,311 495,311 0		

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45-006-840-001-00	2022 Est. T.C.V.	HEFFERON TIMOTHY W & KONRAD LEEANN
Property Class: 407		1 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
WILDERNESS LKMI>1000SQ&END			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 860 SF Floor Area = 860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	860		
			Total:	101,474	76,105

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 958

Deck		
Treated Wood	145	2,901 2,176
Treated Wood	93	2,132 1,599

Water/Sewer		
Public Water	1	1,293 970
Public Sewer	1	1,293 970

Built-Ins		
Appliance Allow.	1	2,394 1,795

Fireplaces		
Interior 2 Story	1	5,751 4,313

Unit-in-Place Cost Items		
	1	0 0

Lump Sum Items		
END UNIT		12,000 9,000

Totals: 130,515 97,886

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 264,292

2022 Est. T.C.V. 006-840-001-00 = 474,292

Est. TCV/Total Floor Area = 551.50, Most recent sale 09/28/2010 for 455,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
227,300	227,300	227,300	215,810	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	7,121	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
237,100	237,100	237,100	222,931	222,931	0

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45-006-840-002-00	2022 Est. T.C.V.	WADSWORTH LESLIE &
Property Class: 407		2 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LKMI>1000SQ&END			1 Units	210000	0.00000	100	210,000
	0.00	Total Acres			Total Est.	Land Value =	210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	879		
			Total:	125,284	87,692

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	894
3 Fixture Bath			1	4,020	2,814

Deck					
Treated Wood			93	2,132	1,492

Water/Sewer					
Public Water			1	1,293	905
Public Sewer			1	1,293	905

Built-Ins					
Appliance Allow.			1	2,394	1,676

Fireplaces					
Interior 2 Story			1	5,751	4,026

Unit-in-Place Cost Items					
			1	0	0

Lump Sum Items					
END UNIT				5,000	3,500

Totals: 148,444 103,904

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 280,541

2022 Est. T.C.V. 006-840-002-00 = 490,541

Est. TCV/Total Floor Area = 372.19

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,200	234,200	234,200	210,204	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	0	6,936	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,300	245,300	245,300	217,140	217,140	0	

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45-006-840-003-00	2022 Est. T.C.V.	MACKEY ANN CARR REVOCABLE TRUST
Property Class: 407		3 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LKMI>1000SQ&END			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 670 SF Floor Area = 1005 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	670		
			Total:	101,343	70,934

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 119,503 83,646

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 225,844

2022 Est. T.C.V. 006-840-003-00 = 435,844

Est. TCV/Total Floor Area = 433.68, Most recent sale 07/09/2003 for 547,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,700	208,700	208,700	201,899	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	6,662	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,900	217,900	217,900	208,561	208,561	0	

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45-006-840-004-00	2022 Est. T.C.V.	CARPENTER CHARLES A & MARY C
Property Class: 407		4 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 599 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	599		
			Total:	92,047	64,421

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 110,242 77,158

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 208,327

2022 Est. T.C.V. 006-840-004-00 = 388,327

Est. TCV/Total Floor Area = 432.44, Most recent sale 09/22/1995 for 193,800

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,700	185,700	185,700	122,049	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	4,027	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,200	194,200	194,200	126,076	126,076	0	

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45-006-840-005-00	2022 Est. T.C.V.	BARST RANDY R
Property Class: 407		5 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 599 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	599		
			Total:	92,047	64,421

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 110,242 77,158

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 208,327

2022 Est. T.C.V. 006-840-005-00 = 388,327

Est. TCV/Total Floor Area = 432.44, Most recent sale 03/07/1992 for 38,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
185,700	185,700	185,700	113,739	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	3,753	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,200	194,200	194,200	117,492	117,492	117,492	

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45-006-840-006-00	2022 Est. T.C.V.	LAFAVE RICHARD C & ANN C
Property Class: 407		6 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LKMI>1000SQ&END			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 670 SF Floor Area = 1005 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	670		
			Total:	101,343	70,934

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	894
3 Fixture Bath			1	4,020	2,814

Deck					
Treated Wood			93	2,132	1,492

Water/Sewer					
Public Water			1	1,293	905
Public Sewer			1	1,293	905

Built-Ins					
Appliance Allow.			1	2,394	1,676

Fireplaces					
Interior 2 Story			1	5,751	4,026

Unit-in-Place Cost Items					
			1	0	0

Totals: 119,503 83,646

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 225,844

2022 Est. T.C.V. 006-840-006-00	=	435,844
Est. TCV/Total Floor Area = 433.68, Most recent sale 08/06/2001 for 480,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
208,700 208,700 208,700 201,899 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 9,200 0 0 6,662 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
217,900 217,900 217,900 208,561 208,561 0		

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45-006-840-007-00	2022 Est. T.C.V.	ZAKI KAREEM & RAQUEL
Property Class: 407		7 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 702 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	702		
			Total:	140,874	119,758

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	1,085
3 Fixture Bath			3	12,059	10,250

Deck					
Treated Wood			96	2,167	1,842

Water/Sewer					
Public Water			1	1,293	1,099
Public Sewer			1	1,293	1,099

Built-Ins					
Appliance Allow.			1	2,394	2,035

Unit-in-Place Cost Items					
			1	0	0

Lump Sum Items					
END UNIT				5,000	4,250

Totals: 166,357 141,418

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 381,829

2022 Est. T.C.V. 006-840-007-00 = 561,829

Est. TCV/Total Floor Area = 400.16, Most recent sale 08/02/2019 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
265,700	265,700	265,700	265,700	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,200	0	0	8,768	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
280,900	280,900	280,900	274,468	274,468	0

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45-006-840-008-00	2022 Est. T.C.V.	WILDENESS 8 LLC
Property Class: 407		8 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 594 SF Floor Area = 594 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	594		
			Total:	73,314	51,318

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 894

Deck		
Treated Wood	145	2,901 2,031
Treated Wood	93	2,132 1,492

Water/Sewer		
Public Water	1	1,293 905
Public Sewer	1	1,293 905

Built-Ins		
Appliance Allow.	1	2,394 1,676

Fireplaces		
Wood Stove	1	2,208 1,546

Unit-in-Place Cost Items		
	1	0 0

Lump Sum Items		
END UNIT		12,000 8,400

Totals: 98,812 69,167

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 186,751

2022 Est. T.C.V. 006-840-008-00 = 366,751

Est. TCV/Total Floor Area = 617.43

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
176,700	176,700	176,700	113,739	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,700	0	3,753	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,400	183,400	183,400	117,492	117,492	0	

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Valuation Report

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45-006-840-009-00	2022 Est. T.C.V.	KOWALSKI RUBY C & GERALD R
Property Class: 407		9 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	210000	0.00000	100		210,000
	0.00	Total Acres			Total Est. Land Value =			210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	879		
			Total:	125,284	87,692

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	894
3 Fixture Bath			1	4,020	2,814

Deck					
Treated Wood			93	2,132	1,492

Water/Sewer					
Public Water			1	1,293	905
Public Sewer			1	1,293	905

Built-Ins					
Appliance Allow.			1	2,394	1,676

Fireplaces					
Interior 2 Story			1	5,751	4,026

Unit-in-Place Cost Items					
			1	0	0

Lump Sum Items					
END UNIT				5,000	3,500

Totals: 148,444 103,904

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 280,541

2022 Est. T.C.V. 006-840-009-00	=	490,541
Est. TCV/Total Floor Area = 372.19, Most recent sale 03/21/2014 for 425,000		
2021 Assessed MBOR S.E.V. Base for Cap C.P.I.		
234,200 234,200 234,200 231,451 3.30		
2022 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 11,100 0 0 7,637 0		
2022 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
245,300 245,300 245,300 239,088 239,088 0		

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Valuation Report

DB: 2022Ga

45-006-840-010-00	2022 Est. T.C.V.	KAPLOWITZ MICHAEL & DONNA RICH
Property Class: 407		10 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	210	000.00000	100		210,000
	0.00	Total Acres			Total Est. Land Value =			210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	101,513	71,038

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	894
3 Fixture Bath			1	4,020	2,814

Deck					
Treated Wood			93	2,132	1,492

Water/Sewer					
Public Water			1	1,293	905
Public Sewer			1	1,293	905

Built-Ins					
Appliance Allow.			1	2,394	1,676

Fireplaces					
Interior 2 Story			1	5,751	4,026

Unit-in-Place Cost Items					
			1	0	0

Totals: 119,673 83,750

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 226,125

2022 Est. T.C.V. 006-840-010-00 = 436,125

Est. TCV/Total Floor Area = 433.52, Most recent sale 04/28/2009 for 355,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
208,800	208,800	208,800	202,106	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	6,669	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,100	218,100	218,100	208,775	208,775	0

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Valuation Report

DB: 2022Ga

45-006-840-011-00	2022 Est. T.C.V.	WILDERNESS CONDOMINIUM NO 11 LLC
Property Class: 407		11 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,308	64,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 110,503 77,341

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 208,821

2022 Est. T.C.V. 006-840-011-00 = 388,821

Est. TCV/Total Floor Area = 431.07, Most recent sale 01/06/2004 for 100

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,900	185,900	185,900	113,739	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	3,753	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,400	194,400	194,400	117,492	117,492	0

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Valuation Report

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45-006-840-012-00	2022 Est. T.C.V.	TOTH LAWRENCE D & KATHLEEN O'CONNOR
Property Class: 407		12 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	101,513	71,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 119,673 83,750

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 226,125

2022 Est. T.C.V. 006-840-012-00 = 406,125

Est. TCV/Total Floor Area = 403.70

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,800	193,800	193,800	113,739	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	3,753	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,100	203,100	203,100	117,492	117,492	0	

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Valuation Report

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45-006-840-013-00	2022 Est. T.C.V.	BALIAN ANNETTE T REVOCABLE TR
Property Class: 407		13 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS LKMI>1000SQ&END			1	Units	210000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	101,513	71,038

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	894
3 Fixture Bath			1	4,020	2,814

Deck					
Treated Wood			93	2,132	1,492

Water/Sewer					
Public Water			1	1,293	905
Public Sewer			1	1,293	905

Built-Ins					
Appliance Allow.			1	2,394	1,676

Fireplaces					
Interior 2 Story			1	5,751	4,026

Unit-in-Place Cost Items					
			1	0	0

Totals: 119,673 83,750

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 226,125

2022 Est. T.C.V. 006-840-013-00 = 436,125

Est. TCV/Total Floor Area = 433.52

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,800	208,800	208,800	126,864	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	4,186	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,100	218,100	218,100	131,050	131,050	0	

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DB: 2022Ga

45-006-840-014-00	2022 Est. T.C.V.	MIANECKI MICHAEL L & THERESE B
Property Class: 407		14 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
WILDERNESS LK MICH A B C			1 Units	180000.00000	100	180,000
	0.00	Total Acres		Total Est. Land Value =		180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 799 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	799		
1 Story	Siding	Overhang	161		
		Total:		130,016	90,990

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 158,211 110,727

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 298,963

2022 Est. T.C.V. 006-840-014-00 = 478,963

Est. TCV/Total Floor Area = 352.18, Most recent sale 08/29/2003 for 560,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
228,000	228,000	228,000	186,401	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,500	0	0	6,151	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,500	239,500	239,500	192,552	192,552	0

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DB: 2022Ga

45-006-840-015-00	2022 Est. T.C.V.	WILDERNESS 15 LLC
Property Class: 407		15 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 596 SF Floor Area = 596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	596		
			Total:	73,534	51,466

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,277 894

Deck		
Treated Wood	94	2,144 1,501
Treated Wood	145	2,901 2,031

Water/Sewer		
Public Water	1	1,293 905
Public Sewer	1	1,293 905

Built-Ins		
Appliance Allow.	1	2,394 1,676

Fireplaces		
Interior 2 Story	1	5,751 4,026

Unit-in-Place Cost Items		
	1	0 0

Lump Sum Items		
END UNIT		12,000 8,400

Totals: 102,587 71,804

Notes: 1,8,15-OJIBWAY-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 193,871

2022 Est. T.C.V. 006-840-015-00 = 373,871

Est. TCV/Total Floor Area = 627.30

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
179,900	179,900	179,900	113,739	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	3,753	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,900	186,900	186,900	117,492	117,492	0	

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45-006-840-016-00	2022 Est. T.C.V.	SPALY ROBERT F & CAROL A TRUSTS
Property Class: 407		16 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	210000	0.00000	100		210,000
	0.00	Total Acres			Total Est.	Land Value =		210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	879		
			Total:	125,284	87,692

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 143,444 100,404

Notes: 2,9,16-OVERLOOK-4/2

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 271,091

2022 Est. T.C.V. 006-840-016-00 = 481,091

Est. TCV/Total Floor Area = 365.02, Most recent sale 05/29/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
229,400	229,400	229,400	227,834	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	7,518	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
240,500	240,500	240,500	235,352	235,352	0

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DB: 2022Ga

45-006-840-017-00	2022 Est. T.C.V.	RICH PAULA TRUST
Property Class: 407		17 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS LKMI>1000SQ&END			1	Units	210000.00000	100	
	0.00	Total Acres			Total Est. Land Value =		210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	101,610	71,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 119,770 83,818

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 226,309

2022 Est. T.C.V. 006-840-017-00 = 436,309

Est. TCV/Total Floor Area = 432.85, Most recent sale 09/29/1983 for 182,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,900	208,900	208,900	126,864	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	4,186	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,200	218,200	218,200	131,050	131,050	0	

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DB: 2022Ga

45-006-840-018-00	2022 Est. T.C.V.	SIMON LORI J TRUST
Property Class: 407		18 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 604 SF Floor Area = 906 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	604		
			Total:	92,665	69,492

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		96	2,167	1,625	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 2 Story		1	5,751	4,313	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 110,860 83,138

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 224,473

2022 Est. T.C.V. 006-840-018-00 = 404,473

Est. TCV/Total Floor Area = 446.44

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,100	193,100	193,100	113,739	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,100	0	0	3,753	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
202,200	202,200	202,200	117,492	117,492	0	

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45-006-840-019-00	2022 Est. T.C.V.	FLESER VIRGINIA JOAN TRUST
Property Class: 407		19 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,308	64,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 110,503 77,341

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 208,821

2022 Est. T.C.V. 006-840-019-00 = 388,821

Est. TCV/Total Floor Area = 431.07, Most recent sale 11/13/1998 for 280,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,900	185,900	185,900	157,269	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	5,189	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,400	194,400	194,400	162,458	162,458	0

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DB: 2022Ga

45-006-840-020-00	2022 Est. T.C.V.	BROWN JOANN S TRUST
Property Class: 407		20 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS LKMI>1000SQ&END			1	Units	210000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	210,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	102,222	71,536

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 120,382 84,248

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 227,470

2022 Est. T.C.V. 006-840-020-00 = 437,470

Est. TCV/Total Floor Area = 434.00, Most recent sale 07/10/2019 for 492,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,400	209,400	209,400	209,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	6,910	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,700	218,700	218,700	216,310	216,310	0	

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45-006-840-021-00	2022 Est. T.C.V.	RISK JOHN W JR & VANOSDOL AMY B
Property Class: 407		21 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	180000.00000	100	COMPLEX ND		180,000
	0.00	Total Acres		Total Est. Land Value =				180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 703 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	703		
			Total:	141,038	98,709

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

			Totals:	169,233	118,446
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Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H840 WILDERNESS CONDOS LK MI) 2.700 => TCV: 319,804

2022 Est. T.C.V. 006-840-021-00 = 499,804

Est. TCV/Total Floor Area = 355.48

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,600	237,600	237,600	131,238	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,300	0	4,330	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
249,900	249,900	249,900	135,568	135,568	0	

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45-006-840-022-00	2022 Est. T.C.V.	CAMPBELL MAUREEN L TRUST
Property Class: 407		22 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	161		
		Total:		133,775	93,631

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 161,970 113,368

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,104

2022 Est. T.C.V. 006-840-022-00 = 400,104

Est. TCV/Total Floor Area = 284.97, Most recent sale 05/01/1991 for 103,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,900	207,900	207,900	91,863	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,800	0	0	3,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	94,894	94,894	0	

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45-006-840-023-00	2022 Est. T.C.V.	WILDERNESS 23 LLC
Property Class: 407		23 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYST 1102SQ			1 Units	100000	0.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	102,222	71,536

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 120,382 84,248

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 252,744

2022 Est. T.C.V. 006-840-023-00 = 352,744

Est. TCV/Total Floor Area = 349.94, Most recent sale 07/17/2009 for 240,229

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,500	181,500	181,500	137,450	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	4,535	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,400	176,400	176,400	141,985	141,985	0	

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45-006-840-024-00	2022 Est. T.C.V.	GHESQUIERE BEVERLY M ET AL
Property Class: 407		24 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 551 SF Floor Area = 1102 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	551		
			Total:	115,426	80,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 133,586 93,509

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 280,527

2022 Est. T.C.V. 006-840-024-00 = 380,527

Est. TCV/Total Floor Area = 345.31

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,000	196,000	196,000	137,860	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,700	0	0	4,549	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,300	190,300	190,300	142,409	142,409	0	

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45-006-840-025-00	2022 Est. T.C.V.	SLEEPING BEAR RETREAT LLC
Property Class: 407		25 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR D			1 Units	60000	0.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 577 SF Floor Area = 866 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	577		
			Total:	89,646	62,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 107,841 75,492

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 226,476

2022 Est. T.C.V. 006-840-025-00 = 286,476

Est. TCV/Total Floor Area = 330.80, Most recent sale 08/08/2017 for 301,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,800	147,800	147,800	127,711	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	0	4,214	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,200	143,200	143,200	131,925	131,925	0	

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45-006-840-026-00	2022 Est. T.C.V.	ROTHER MICHAEL G & ELIZABETH L &
Property Class: 407		26 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	64,989

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		95	2,156	1,509	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 111,039 77,718

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 233,154

2022 Est. T.C.V. 006-840-026-00 = 293,154

Est. TCV/Total Floor Area = 325.00, Most recent sale 05/21/2018 for 295,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,300	151,300	151,300	130,500	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,700	0	0	4,306	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,600	146,600	146,600	134,806	134,806	0

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45-006-840-027-00	2022 Est. T.C.V.	PARKS MARION R & MARGARET A H&W
Property Class: 407		27 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR D			1 Units	60000	0.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	64,989

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 111,050 77,726

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 233,178

2022 Est. T.C.V. 006-840-027-00 = 293,178

Est. TCV/Total Floor Area = 325.03

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,300	151,300	151,300	88,585	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,700	0	0	2,923	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	91,508	91,508	0	

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45-006-840-028-00	2022 Est. T.C.V.	DONESON STUART L & SUSAN G
Property Class: 407		28 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
		Total:		133,850	93,683

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 162,045 113,420

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,260

2022 Est. T.C.V. 006-840-028-00 = 400,260

Est. TCV/Total Floor Area = 284.68, Most recent sale 08/24/1990 for 112,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	91,863	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,900	0	0	3,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	94,894	94,894	0	

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Valuation Report

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45-006-840-029-00	2022 Est. T.C.V.	HAYS DENNIS P TRUST
Property Class: 407		29 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
		Total:		133,850	93,683

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Local Cost Items					
SOLAR POWER <150KW		1	1	1	*100% Good

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 162,046 113,421

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,263

2022 Est. T.C.V. 006-840-029-00 = 400,263

Est. TCV/Total Floor Area = 284.68, Most recent sale 11/17/1993 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	91,863	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,900	0	0	3,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	94,894	94,894	94,894	

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45-006-840-030-00	2022 Est. T.C.V.	MAKI GARY T & PATRICIA R LT
Property Class: 407		30 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est. Land Value =			100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	102,222	76,662

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	958
3 Fixture Bath			1	4,020	3,015

Deck					
Treated Wood			93	2,132	1,599

Water/Sewer					
Public Water			1	1,293	970
Public Sewer			1	1,293	970

Built-Ins					
Appliance Allow.			1	2,394	1,795

Fireplaces					
Interior 2 Story			1	5,751	4,313

Unit-in-Place Cost Items					
			1	0	0

Totals: 120,382 90,282

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 270,846

2022 Est. T.C.V. 006-840-030-00 = 370,846

Est. TCV/Total Floor Area = 367.90, Most recent sale 04/04/1997 for 142,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
190,900	190,900	190,900	100,342	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,500	0	0	3,311	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,400	185,400	185,400	103,653	103,653	0

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45-006-840-031-00	2022 Est. T.C.V.	J&J KRAMER LLC
Property Class: 407		31 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 504 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	504		
			Total:	106,370	74,445

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		93	2,132	1,492	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Local Cost Items					
SOLAR POWER <150KW		1	1	1	*100% Good

Lump Sum Items					
END UNIT			10,000	7,000	

Totals:			134,531	94,158	
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Notes: 7,14,21,22,28,29,31 (NOLOFT),35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 282,474

2022 Est. T.C.V. 006-840-031-00					=	342,474
Est. TCV/Total Floor Area = 339.76, Most recent sale 11/01/1994 for 125,000						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,900	177,900	177,900	118,947	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,700	0	3,925	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,200	171,200	171,200	122,872	122,872	0	

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45-006-840-032-00	2022 Est. T.C.V.	HAMILTON DEBORAH ANNE
Property Class: 407		32 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	65,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	907
3 Fixture Bath	1	4,020	2,854

Deck			
Treated Wood	96	2,167	1,539

Water/Sewer

Public Water	1	1,293	918
Public Sewer	1	1,293	918

Built-Ins

Appliance Allow.	1	2,394	1,700
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Fireplaces

Interior 2 Story	1	5,751	4,083
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Unit-in-Place Cost Items

	1	0	0
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Totals: 111,050 78,841

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 236,523

2022 Est. T.C.V. 006-840-032-00 = 296,523

Est. TCV/Total Floor Area = 328.74

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,100	153,100	153,100	74,363	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,800	0	0	2,453	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,300	148,300	148,300	76,816	76,816	0

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45-006-840-033-00	2022 Est. T.C.V.	KALEE BRUCE R & BECKY J
Property Class: 407		33 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	64,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 111,050 77,726

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 233,178

2022 Est. T.C.V. 006-840-033-00 = 293,178

Est. TCV/Total Floor Area = 325.03, Most recent sale 04/17/1990 for 80,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,300	151,300	151,300	74,363	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,700	0	0	2,453	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,600	146,600	146,600	76,816	76,816	0

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45-006-840-034-00	2022 Est. T.C.V.	SLAZINSKI PETER J & CONSTANCE
Property Class: 407		34 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	65,922

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	907	
3 Fixture Bath		1	4,020	2,854	

Deck					
Treated Wood		96	2,167	1,539	

Water/Sewer					
Public Water		1	1,293	918	
Public Sewer		1	1,293	918	

Built-Ins					
Appliance Allow.		1	2,394	1,700	

Fireplaces					
Interior 2 Story		1	5,751	4,083	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 111,050 78,841

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 236,523

2022 Est. T.C.V. 006-840-034-00 = 296,523

Est. TCV/Total Floor Area = 328.74, Most recent sale 09/23/1994 for 106,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,100	153,100	153,100	74,363	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,800	0	0	2,453	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,300	148,300	148,300	76,816	76,816	0

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45-006-840-035-00	2022 Est. T.C.V.	DDP PROPERTIES OF MICHIGAN LLC
Property Class: 407		35 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR E			1	Units	60000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
			Total:	133,850	93,683

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 162,045 113,420

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,260

2022 Est. T.C.V. 006-840-035-00 = 400,260

Est. TCV/Total Floor Area = 284.68, Most recent sale 07/14/2017 for 312,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	163,999	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,900	0	0	5,411	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	169,410	169,410	0	

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45-006-840-036-00	2022 Est. T.C.V.	SCHOOLFIELD ROBERTA J TRUST
Property Class: 407		36 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
		Total:		133,850	93,683

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 162,045 113,420

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,260

2022 Est. T.C.V. 006-840-036-00 = 400,260

Est. TCV/Total Floor Area = 284.68, Most recent sale 09/01/1994 for 123,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	91,863	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,900	0	0	3,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	94,894	94,894	0	

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45-006-840-037-00	2022 Est. T.C.V.	YARJANIAN DARON
Property Class: 407		37 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 451 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	451		
			Total:	97,267	68,074

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 115,462 80,811

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 242,433

2022 Est. T.C.V. 006-840-037-00 = 302,433

Est. TCV/Total Floor Area = 335.29, Most recent sale 01/03/2012 for 195,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,200	156,200	156,200	105,826	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,000	0	0	3,492	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,200	151,200	151,200	109,318	109,318	0

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45-006-840-038-00	2022 Est. T.C.V.	COOK JANET K TRUST
Property Class: 407		38 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR F			1	Units	60000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	69,642

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	958
3 Fixture Bath	1	4,020	3,015

Deck

Treated Wood	96	2,167	1,625
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Water/Sewer

Public Water	1	1,293	970
Public Sewer	1	1,293	970

Built-Ins

Appliance Allow.	1	2,394	1,795
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Fireplaces

Interior 2 Story	1	5,751	4,313
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Unit-in-Place Cost Items

	1	0	0
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Totals: 111,050 83,288

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 249,864

2022 Est. T.C.V. 006-840-038-00 = 309,864

Est. TCV/Total Floor Area = 343.53, Most recent sale 09/30/2005 for 390,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,000	160,000	160,000	109,126	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	3,601	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,900	154,900	154,900	112,727	112,727	0	

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45-006-840-039-00	2022 Est. T.C.V.	DYKSTERHOUSE KARL L & JAN C
Property Class: 407		39 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR F			1	Units	60000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	64,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	96	2,167	1,517

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 111,050 77,726

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 233,178

2022 Est. T.C.V. 006-840-039-00 = 293,178

Est. TCV/Total Floor Area = 325.03, Most recent sale 12/21/1989 for 80,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
151,300	151,300	151,300	74,363	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	2,453	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	76,816	76,816	76,816	

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45-006-840-040-00	2022 Est. T.C.V.	MCCALDEN MICHAEL P & DONNA M
Property Class: 407		40 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	69,642

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		96	2,167	1,625	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 2 Story		1	5,751	4,313	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 111,050 83,288

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 249,864

2022 Est. T.C.V. 006-840-040-00 = 309,864

Est. TCV/Total Floor Area = 343.53, Most recent sale 08/21/1990 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,000	160,000	160,000	74,363	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	2,453	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,900	154,900	154,900	76,816	76,816	0

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45-006-840-041-00	2022 Est. T.C.V.	DYKSTRA BRIAN W & JENNIFER
Property Class: 407		41 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	69,642

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,277	958
3 Fixture Bath			1	4,020	3,015

Deck					
Treated Wood			96	2,167	1,625

Water/Sewer					
Public Water			1	1,293	970
Public Sewer			1	1,293	970

Built-Ins					
Appliance Allow.			1	2,394	1,795

Fireplaces					
Interior 2 Story			1	5,751	4,313

Unit-in-Place Cost Items					
			1	0	0

Totals: 111,050 83,288

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 249,864

2022 Est. T.C.V. 006-840-041-00 = 309,864

Est. TCV/Total Floor Area = 343.53, Most recent sale 03/04/2015 for 250,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,000	160,000	160,000	126,439	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	4,172	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,900	154,900	154,900	130,611	130,611	0

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Valuation Report

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45-006-840-042-00	2022 Est. T.C.V.	GINSBURG ANDREA W TRUST 7/21/99
Property Class: 407		42 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est. Land Value =			100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	102,124	71,467

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 120,284 84,179

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 252,537

2022 Est. T.C.V. 006-840-042-00 = 352,537

Est. TCV/Total Floor Area = 350.43, Most recent sale 10/31/2003 for 359,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,400	181,400	181,400	137,450	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,100	0	0	4,535	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,300	176,300	176,300	141,985	141,985	0	

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45-006-840-043-00	2022 Est. T.C.V.	LEE KIM G & CHOU BELINDA S TRUST
Property Class: 407		43 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	102,124	71,467

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	894
3 Fixture Bath	1	4,020	2,814

Deck			
Treated Wood	93	2,132	1,492

Water/Sewer

Public Water	1	1,293	905
Public Sewer	1	1,293	905

Built-Ins

Appliance Allow.	1	2,394	1,676
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Fireplaces

Interior 2 Story	1	5,751	4,026
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Unit-in-Place Cost Items

	1	0	0
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Totals: 120,284 84,179

Notes: 3,6,10,13,17,20-ASPEN-3W

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 252,537

2022 Est. T.C.V. 006-840-043-00 = 352,537

Est. TCV/Total Floor Area = 350.43, Most recent sale 12/02/2010 for 320,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,400	181,400	181,400	137,450	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	4,535	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,300	176,300	176,300	141,985	141,985	0

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45-006-840-044-00	2022 Est. T.C.V.	MCKENNA TIMOTHY & CATHERINE &
Property Class: 407		44 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILDERNESS CRYSTAL RVR F			1	Units	60000.00000	100	
	0.00	Total Acres			Total Est.	Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	92,855	69,642

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	958	
3 Fixture Bath		1	4,020	3,015	

Deck					
Treated Wood		96	2,167	1,625	

Water/Sewer					
Public Water		1	1,293	970	
Public Sewer		1	1,293	970	

Built-Ins					
Appliance Allow.		1	2,394	1,795	

Fireplaces					
Interior 2 Story		1	5,751	4,313	

Unit-in-Place Cost Items					
		1	0	0	

Totals: 111,050 83,288

Notes: 4,5,11,12,18,19,25,26,27,32,33

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 249,864

2022 Est. T.C.V. 006-840-044-00 = 309,864

Est. TCV/Total Floor Area = 343.53

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,000	160,000	160,000	74,363	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	2,453	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,900	154,900	154,900	76,816	76,816	0	

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45-006-840-045-00	2022 Est. T.C.V.	MCLEOD PETER K & JUDITH V
Property Class: 407		45 WILDERNESS
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			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 C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
		Total:		133,850	93,683

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,277	894	
3 Fixture Bath		1	4,020	2,814	

Deck					
Treated Wood		96	2,167	1,517	

Water/Sewer					
Public Water		1	1,293	905	
Public Sewer		1	1,293	905	

Built-Ins					
Appliance Allow.		1	2,394	1,676	

Fireplaces					
Interior 2 Story		1	5,751	4,026	

Unit-in-Place Cost Items					
		1	0	0	

Lump Sum Items					
END UNIT			10,000	7,000	

Totals: 162,045 113,420

Notes: 7,14,21,22,28,29,31,35,36,45

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 3.000 => TCV: 340,260

2022 Est. T.C.V. 006-840-045-00 = 400,260

Est. TCV/Total Floor Area = 284.68

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,000	208,000	208,000	91,863	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,900	0	0	3,031	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,100	200,100	200,100	94,894	94,894	0	

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45-006-860-000-00	2022 Est. T.C.V.	WOODSTONE CONDOMINIUM
Property Class: 407		COMMON AREAS
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			100.330 Acres		0	100		0
			100.33 Total Acres				Total Est. Land Value =	0

2022 Est. T.C.V. 006-860-000-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-860-001-00	2022 Est. T.C.V.	ERDMANN ELIZABETH A
Property Class: 401		1 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1951 SF Floor Area = 2715 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,951		
1 Story	Siding	Overhang	276		
		Total:		383,224	325,739

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366
Separate Shower	1	2,394	2,035
Ceramic Tile Floor	1	1,264	1,074
Ceramic Tile Wains	1	2,359	2,005
Ceramic Tub Alcove	1	784	666

Porches

WCP (1 Story)	251	10,379	8,822
WCP (1 Story)	320	12,067	10,257

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	31,884	27,101
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
Direct-Vented Gas	1	3,805	3,234

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 474,905 404,117

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 525,352

2022 Est. T.C.V. 006-860-001-00 = 595,352

Est. TCV/Total Floor Area = 219.28, Most recent sale 09/14/2018 for 577,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,400	280,400	280,400	280,400	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-860-001-00

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0	17,300	0	0	9,253	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
297,700	297,700	297,700	289,653	289,653	289,653

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45-006-860-002-00	2022 Est. T.C.V.	VAN NORT FAMILY TRUST
Property Class: 401		2 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 2017 SF Floor Area = 2808 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,017		
1 Story	Siding	Overhang	287		
		Total:		386,006	328,105

Other Additions/Adjustments

Recreation Room	1597	37,753	32,090
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049
Separate Shower	1	2,394	2,035

Water/Sewer

2000 Gal Septic	1	9,576	8,140
Water Well, 50 Feet	1	2,527	2,148

Porches

WCP (1 Story)	224	9,710	8,253
WPP	300	5,625	4,781

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	575	32,815	27,893
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Direct-Vented Gas	2	7,610	6,468
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 512,051 435,693

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 566,401

2022 Est. T.C.V. 006-860-002-00 = 636,401

Est. TCV/Total Floor Area = 226.64, Most recent sale 09/29/2008 for 560,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
288,200	288,200	288,200	288,200	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,000	0	0	9,510	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
318,200	318,200	318,200	297,710	297,710	297,710

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45-006-860-003-00	2022 Est. T.C.V.	ROBINSON JON & JULIANNE
Property Class: 401		3 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 1949 SF Floor Area = 2933 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,949		
1 Story	Siding	Overhang	497		
		Total:		394,328	335,177

Other Additions/Adjustments

Recreation Room	750	17,730	15,070
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	270	10,787	9,169
WCP (1 Story)	321	12,105	10,289
WSEP (1 Story)	122	7,775	6,609

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	540	31,385	26,677
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 496,615 422,571

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 549,342

2022 Est. T.C.V. 006-860-003-00 = 619,342

Est. TCV/Total Floor Area = 211.16, Most recent sale 06/23/2006 for 123,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,000	292,000	292,000	292,000	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	9,636	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,700	309,700	309,700	301,636	301,636	0	

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45-006-860-004-00	2022 Est. T.C.V.	ROBINSON JON R & JULINNE K B
Property Class: 402		4 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-004-00 = 70,000

Est. TCV/Total Floor Area = 23.87, Most recent sale 02/28/2014 for 106,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	825	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	25,825	0

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45-006-860-005-00	2022 Est. T.C.V.	ICHORD FAMILY LIVING TRUST
Property Class: 401		5 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1831 SF Floor Area = 2531 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,831		
1 Story	Siding	Overhang	242		
		Total:		360,517	288,415

Other Additions/Adjustments

Recreation Room	791	18,699	14,959
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Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WSEP (1 Story)	104	6,838	5,470
WCP (1 Story)	224	9,710	7,768
WPP	270	5,557	4,446

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	484	29,055	23,244
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 459,072 367,859

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 478,217

2022 Est. T.C.V. 006-860-005-00 = 548,217

Est. TCV/Total Floor Area = 216.60, Most recent sale 09/21/2018 for 570,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
258,300	258,300	258,300	258,300	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,800	0	0	8,523	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,100	274,100	274,100	266,823	266,823	0	

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45-006-860-006-00	2022 Est. T.C.V.	MERRITT ROBERT S & CYNTHIA L
Property Class: 401		6 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1775 SF Floor Area = 2460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,775		
1 Story	Siding	Overhang	241		
		Total:		359,207	287,366

Other Additions/Adjustments

Recreation Room	1775	41,961	33,569
Basement, Outside Entrance, Below Grade	2	6,218	4,974

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WSEP (1 Story)	91	6,156	4,925
WCP (1 Story)	180	8,390	6,712
WPP	261	5,512	4,410

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	483	29,009	23,207
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 485,149 388,720

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 505,336

2022 Est. T.C.V. 006-860-006-00 = 575,336

Est. TCV/Total Floor Area = 233.88, Most recent sale 05/10/2019 for 565,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,600	269,600	269,600	269,600	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
2,000	16,100	0	2,000	8,896	0

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
287,700	287,700	287,700	280,496	280,496	280,496

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45-006-860-007-00	2022 Est. T.C.V.	KLEIN STEVEN C & SHIRA B
Property Class: 401		7 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 2154 SF Floor Area = 2950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,154		
0.5 Story	Siding	Overhang	516		
		Total:		409,773	356,502

Other Additions/Adjustments

Recreation Room	2017	47,682	41,483
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Plumbing

Average Fixture(s)	1	1,880	1,636
3 Fixture Bath	1	5,911	5,143
2 Fixture Bath	1	3,960	3,445

Porches

WCP (1 Story)	262	10,621	9,240
Foundation: Basement	262	6,739	5,863
WPP	374	7,001	6,091

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	565	32,414	28,200
Common Wall: 1 Wall	1	-2,697	-2,346
Door Opener	1	591	514

Water/Sewer

Public Water	1	1,656	1,441
Public Sewer	1	1,656	1,441

Fireplaces

Prefab 1 Story	1	3,172	2,760
Raised Hearth	1	593	516

Totals: 530,952 461,929

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 600,508

2022 Est. T.C.V. 006-860-007-00 = 670,508

Est. TCV/Total Floor Area = 227.29, Most recent sale 08/29/2003 for 98,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
310,200	310,200	310,200	310,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,100	0	0	10,236	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
335,300	335,300	335,300	320,436	320,436	0	

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45-006-860-008-00	2022 Est. T.C.V.	KOCH MARK & ANN
Property Class: 401		8 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 3048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,848		
1 Story	Siding	Overhang	276		
		Total:		393,792	322,909

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,542
3 Fixture Bath	2	11,822	9,694

Porches

WGEP (1 Story)	112	11,104	9,105
WCP (1 Story)	40	2,880	2,362
WCP (1 Story)	238	10,072	8,259
WPP	300	5,625	4,612
WCP (1 Story)	40	2,880	2,362

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	31,884	26,145
Common Wall: 1 Wall	1	-2,697	-2,212
Door Opener	1	591	485

Water/Sewer

Public Water	1	1,656	1,358
Public Sewer	1	1,656	1,358

Built-Ins

Appliance Allow.	1	3,439	2,820
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Fireplaces

Interior 2 Story	1	7,349	6,026
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Totals: 483,933 396,825

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 515,873

2022 Est. T.C.V. 006-860-008-00 = 585,873

Est. TCV/Total Floor Area = 192.22, Most recent sale 04/26/2005 for 520,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
270,500	270,500	270,500	270,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,400	0	0	8,926	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,900	292,900	292,900	279,426	279,426	0	

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45-006-860-009-00	2022 Est. T.C.V.	PRYOR THOMAS SCOTT &
Property Class: 401		9 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000 100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1834 SF Floor Area = 3027 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,834		
1 Story	Siding	Overhang	276		
		Total:		385,289	327,496

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WGEP (1 Story)	126	12,010	10,208
WCP (1 Story)	238	10,072	8,561
WCP (1 Story)	300	11,319	9,621

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	31,884	27,101
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Totals: 476,270 404,830

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 526,279

2022 Est. T.C.V. 006-860-009-00 = 596,279

Est. TCV/Total Floor Area = 196.99, Most recent sale 03/20/2007 for 500,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,800	280,800	280,800	280,800	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	9,266	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,100	298,100	298,100	290,066	290,066	0	

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45-006-860-010-00	2022 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		10 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =		70,000

2022 Est. T.C.V. 006-860-010-00	=	70,000
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Est. TCV/Total Floor Area = 23.13

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	896	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	29	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	925	925	0

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45-006-860-011-00	2022 Est. T.C.V.	GREGG KATHRYN L
Property Class: 402		11 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-011-00	=	70,000
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Est. TCV/Total Floor Area = 23.13

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	25,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	825	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	25,825	0

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45-006-860-012-00	2022 Est. T.C.V.	TOAL MICHAEL P & MARY V
Property Class: 401		12 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value G> 0					0	100		0
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool
Ground Area = 2140 SF Floor Area = 3055 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,140		
1 Story	Siding	Overhang	380		
		Total:		413,485	372,135

Other Additions/Adjustments

Recreation Room	773	18,274	16,447
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Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	3	17,733	15,960

Porches

WCP (1 Story)	297	11,271	10,144
WCP (1 Story)	345	13,003	11,703

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	646	35,633	32,070
Common Wall: 1 Wall	1	-2,697	-2,427
Door Opener	1	591	532

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 1 Story	1	3,172	2,855
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Totals: 519,096 467,186

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 607,342

2022 Est. T.C.V. 006-860-012-00 = 677,342

Est. TCV/Total Floor Area = 221.72, Most recent sale 07/25/2008 for 129,200

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
313,100	313,100	313,100	313,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	10,332	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
338,700	338,700	338,700	323,432	323,432	323,432	

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45-006-860-013-00	2022 Est. T.C.V.	BARNES ROBERT C & MARYANN M
Property Class: 402		13 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units		70000.00000	100		70,000
		0.00	Total Acres		Total Est.	Land Value	=	70,000

2022 Est. T.C.V. 006-860-013-00 = 70,000

Est. TCV/Total Floor Area = 22.91, Most recent sale 07/20/2006 for 123,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	25,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	825	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	25,825	25,825	0	

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45-006-860-014-00	2022 Est. T.C.V.	BARNES ROBERT C & MARYANN M TRUST
Property Class: 401		14 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1837 SF Floor Area = 2516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,837		
1 Story	Siding	Overhang	220		
		Total:		351,322	298,623

Other Additions/Adjustments

Recreation Room	598	14,137	12,016
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WSEP (1 Story)	126	7,973	6,777
WCP (1 Story)	247	10,288	8,745
WPP	310	5,813	4,941

Deck			
Treated Wood	112	2,565	2,180

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	492	29,397	24,987
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
Direct-Vented Gas	1	3,805	3,234

Totals: 452,154 384,330

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 499,629

2022 Est. T.C.V. 006-860-014-00 = 569,629

Est. TCV/Total Floor Area = 226.40, Most recent sale 02/16/2022 for 750,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
267,800	267,800	267,800	267,800	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	8,837	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	284,800	284,800	284,800	276,637	276,637	276,637

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45-006-860-015-00	2022 Est. T.C.V.	SISKOSKY MATTHEW & JAMIE
Property Class: 402		15 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100		70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-015-00 = 70,000

Est. TCV/Total Floor Area = 27.82, Most recent sale 03/26/2021 for 65,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	25,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	10,000	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	35,000	0

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45-006-860-016-00	2022 Est. T.C.V.	GOLDMAN STEPHEN & DEBORAH
Property Class: 401		16 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100			70,000
	0.00	Total Acres		Total Est. Land Value =				70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1891 SF Floor Area = 2700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,891		
1 Story	Siding	Overhang	336		
		Total:		326,634	277,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WSEP (1 Story)	104	6,838	5,812
WCP (1 Story)	224	9,710	8,253
WPP	270	5,557	4,723

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	399	25,352	21,549
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 2 Story	1	7,349	6,247
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 396,876 337,792

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 439,130

2022 Est. T.C.V. 006-860-016-00 = 509,130

Est. TCV/Total Floor Area = 188.57, Most recent sale 09/28/2001 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
238,500	238,500	238,500	238,500	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	0	7,870	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,600	254,600	254,600	246,370	246,370	0	

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45-006-860-017-00	2022 Est. T.C.V.	CASTIGNOLA DAVID S & JANETTE C
Property Class: 402		17 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-017-00 = 70,000

Est. TCV/Total Floor Area = 25.93, Most recent sale 10/15/2021 for 103,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	10,000	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	35,000	0

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45-006-860-018-00	2022 Est. T.C.V.	ULRICH JOHN M & JUDY
Property Class: 402		1 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100		70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-018-00 = 70,000

Est. TCV/Total Floor Area = 25.93, Most recent sale 09/09/2013 for 109,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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45-006-860-019-00	2022 Est. T.C.V.	MILLER SUSAN L TRUSTEE OF THE
Property Class: 401		2 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1925 SF Floor Area = 2406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,925		
			Total:	353,926	322,071

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,711
3 Fixture Bath	2	11,822	10,758
2 Fixture Bath	1	3,960	3,604

Porches

WCP (1 Story)	165	7,874	7,165
Foundation: Basement	165	4,328	3,938
WPP	260	5,507	5,011

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	539	31,343	28,522
Door Opener	1	591	538

Water/Sewer

Public Water	1	1,656	1,507
Public Sewer	1	1,656	1,507

Fireplaces

Prefab 2 Story	1	3,921	3,568
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Totals: 428,464 389,900

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 506,870

2022 Est. T.C.V. 006-860-019-00 = 576,870

Est. TCV/Total Floor Area = 239.76, Most recent sale 05/06/2010 for 104,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
277,900	277,900	277,900	253,579	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	8,368	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
288,400	288,400	288,400	261,947	261,947	261,947

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45-006-860-020-00	2022 Est. T.C.V.	EBRIGHT TERRELL D & PATRICIA TRUST
Property Class: 402		3 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-020-00 = 70,000

Est. TCV/Total Floor Area = 29.09, Most recent sale 09/09/2013 for 87,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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45-006-860-021-00	2022 Est. T.C.V.	EBRIGHT TERRELL D & PATRICIA TRUST
Property Class: 401		4 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100			70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B -5 Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1546 SF Floor Area = 2256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,546		
1 Story	Siding	Overhang	323		
		Total:		345,159	300,313

Other Additions/Adjustments

Recreation Room	1546	40,521	10,130
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Plumbing

Average Fixture(s)	1	2,867	2,494
3 Fixture Bath	1	9,044	7,868
2 Fixture Bath	1	6,029	5,245

Porches

CCP (1 Story)	156	5,231	4,551
WPP	233	5,986	5,208
WSEP (1 Story)	156	10,713	9,320

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	647	42,243	36,751
Common Wall: 1 Wall	1	-3,154	-2,744

Water/Sewer

Public Water	1	1,903	1,656
Public Sewer	1	1,903	1,656

Built-Ins

Appliance Allow.	1	5,926	5,156
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Fireplaces

Prefab 2 Story	1	4,700	4,089
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Totals: 479,071 391,693

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 509,201

2022 Est. T.C.V. 006-860-021-00 = 579,201

Est. TCV/Total Floor Area = 256.74, Most recent sale 06/25/2008 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
276,600	276,600	276,600	272,766	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	9,001	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,600	289,600	289,600	281,767	281,767	0	

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45-006-860-022-00	2022 Est. T.C.V.	GIDEON LYNN M TRUST
Property Class: 401		5 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1523 SF Floor Area = 1904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,523		
			Total:	280,576	238,489

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WPP	252	5,461	4,642
CGEP (1 Story)	157	11,860	10,081
WCP (1 Story)	152	7,399	6,289

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	589	33,385	28,377
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 2 Story	1	3,921	3,333
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Totals: 360,949 306,807

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 398,849

2022 Est. T.C.V. 006-860-022-00 = 468,849

Est. TCV/Total Floor Area = 246.24

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,800	228,800	228,800	228,800	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	5,600	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,400	234,400	234,400	236,350	234,400	0	

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45-006-860-023-00	2022 Est. T.C.V.	GIDEON LYNN M TRUST
Property Class: 402		6 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-023-00 = 70,000

Est. TCV/Total Floor Area = 36.76, Most recent sale 08/23/2012 for 118,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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45-006-860-024-00	2022 Est. T.C.V.	HARTEL SHAWN & JESSIE
Property Class: 402		7 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-024-00 = 70,000

Est. TCV/Total Floor Area = 36.76, Most recent sale 10/08/2021 for 67,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	896	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	34,104	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	925	35,000	0

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45-006-860-025-00	2022 Est. T.C.V.	MOORE JAMES C & DEBORAH B
Property Class: 401		8 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 2024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,136		
1.25 Story	Siding	Crawl Space	256		
		Total:		270,362	262,252

Other Additions/Adjustments

Recreation Room	1131	26,737	25,935
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Plumbing

Average Fixture(s)	1	1,880	1,824
3 Fixture Bath	4	23,644	22,935
2 Fixture Bath	1	3,960	3,841

Water/Sewer

2000 Gal Septic	1	9,576	9,289
Water Well, 100 Feet	1	5,403	5,241

Porches

WPP	499	9,311	9,032
WCP (1 Story)	284	11,050	10,718

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	580	33,019	32,028
Common Wall: 2 Wall	1	-5,388	-5,226
Door Opener	1	591	573

Built-Ins

Appliance Allow.	1	3,439	3,336
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Fireplaces

Prefab 1 Story	1	3,172	3,077
Direct-Vented Gas	1	3,805	3,691

Totals: 400,561 388,546

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 505,110

2022 Est. T.C.V. 006-860-025-00 = 575,110

Est. TCV/Total Floor Area = 284.15, Most recent sale 08/11/2006 for 130,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
271,700	271,700	271,700	271,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	8,966	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
287,600	287,600	287,600	280,666	280,666	0	

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45-006-860-026-00	2022 Est. T.C.V.	OSWALD SALLY K TRUST
Property Class: 401		9 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1499 SF Floor Area = 1874 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,499		
			Total:	248,229	210,994

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	163	7,803	6,633
WGEP (1 Story)	154	13,574	11,538
WPP	240	5,376	4,570

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	26,245
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 331,239 282,003

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 366,604

2022 Est. T.C.V. 006-860-026-00 = 436,604

Est. TCV/Total Floor Area = 232.98, Most recent sale 11/03/2011 for 385,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,200	213,200	213,200	211,895	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	6,405	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,300	218,300	218,300	218,887	218,300	218,300	

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45-006-860-027-00	2022 Est. T.C.V.	MCELRATH RYAN & TOBIE
Property Class: 402		10 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100		70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-027-00 = 70,000

Est. TCV/Total Floor Area = 37.35, Most recent sale 06/23/2021 for 50,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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Valuation Report

DB: 2022Ga

45-006-860-028-00	2022 Est. T.C.V.	BENNETT BARRY A & DENISE A
Property Class: 401		11 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1803 SF Floor Area = 2349 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,803		
1 Story	Siding	Overhang	95		
		Total:		387,342	336,989

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,494
3 Fixture Bath	1	9,044	7,868
2 Fixture Bath	1	6,029	5,245

Porches

WPP	238	6,036	5,251
WCP (1 Story)	185	9,576	8,331

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	584	39,286	34,179
Storage Over Garage	292	5,472	4,761
Common Wall: 1 Wall	1	-3,154	-2,744
Door Opener	1	662	576

Water/Sewer

Public Water	1	1,903	1,656
Public Sewer	1	1,903	1,656

Fireplaces

Interior 1 Story	1	6,826	5,939
Raised Hearth	1	744	647

Deck

Treated Wood	10	434	378
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Totals: 474,970 413,226

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 537,194

2022 Est. T.C.V. 006-860-028-00 = 607,194

Est. TCV/Total Floor Area = 258.49, Most recent sale 07/28/2015 for 540,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,100	290,100	290,100	285,143	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,500	0	0	9,409	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,600	303,600	303,600	294,552	294,552	294,552	

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45-006-860-029-00	2022 Est. T.C.V.	MCEL RATH RYAN & TOBIE
Property Class: 402		12 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-029-00 = 70,000

Est. TCV/Total Floor Area = 29.80, Most recent sale 06/23/2021 for 50,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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DB: 2022Ga

45-006-860-030-00	2022 Est. T.C.V.	KLEIN DANIEL M
Property Class: 402		13 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-030-00 = 70,000

Est. TCV/Total Floor Area = 29.80, Most recent sale 06/01/2005 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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45-006-860-031-00	2022 Est. T.C.V.	LUNNE ELAINE & DOUGLAS
Property Class: 401		14 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1458 SF Floor Area = 1822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,458		
			Total:	276,294	234,849

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	2	18,088	15,375

Porches

WCP (1 Story)	195	9,937	8,446
WPP	104	3,558	3,024
WPP	232	5,976	5,080
WPP	139	4,434	3,769

Garages

Class: B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	462	31,167	26,492
Common Wall: 1 Wall	1	-2,751	-2,338
Door Opener	1	662	563

Water/Sewer

Public Water	1	1,903	1,618
Public Sewer	1	1,903	1,618

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 1 Story	1	6,826	5,802
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Totals: 366,790 311,772

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 405,304

2022 Est. T.C.V. 006-860-031-00 = 475,304

Est. TCV/Total Floor Area = 260.87, Most recent sale 08/28/2014 for 430,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
232,000	232,000	232,000	229,662	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	7,578	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,700	237,700	237,700	237,240	237,240	0	

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45-006-860-032-00	2022 Est. T.C.V.	RUPP JONATHAN B & HEIDI S
Property Class: 401		15 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100			70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B -5 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1312 SF Floor Area = 1640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,312		
			Total:	268,971	228,632

Other Additions/Adjustments

Recreation Room	1312	34,388	29,230
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Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	2	18,088	15,375
2 Fixture Bath	1	6,029	5,125

Porches

WCP (1 Story)	162	8,683	7,381
WSEP (1 Story)	154	10,601	9,011
WPP	216	5,793	4,924

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	432	31,808	27,037
Common Wall: 1 Wall	1	-3,154	-2,681
Door Opener	1	662	563

Water/Sewer

Public Water	1	1,903	1,618
Public Sewer	1	1,903	1,618

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 405,776 345,369

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 448,980

2022 Est. T.C.V. 006-860-032-00 = 518,980

Est. TCV/Total Floor Area = 316.45, Most recent sale 07/24/2020 for 565,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
253,300	253,300	253,300	253,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200	0	0	6,200	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
259,500	259,500	259,500	261,658	259,500	0

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45-006-860-033-00	2022 Est. T.C.V.	WOLFE JAMES & HEATHER J
Property Class: 401		38 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1771 SF Floor Area = 2489 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,771		
1 Story	Siding	Overhang	275		
		Total:		345,741	328,455

Other Additions/Adjustments

Recreation Room	652	15,413	14,642
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615
2 Fixture Bath	1	3,960	3,762

Water/Sewer

2000 Gal Septic	1	9,576	9,097
Water Well, 50 Feet	1	2,527	2,401

Porches

WCP (1 Story)	158	7,622	7,241
WCP (1 Story)	240	10,121	9,615
WPP	29	1,501	1,426

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	580	33,019	31,368
Common Wall: 1 Wall	1	-2,697	-2,562
Door Opener	1	591	561

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Prefab 1 Story	1	3,172	3,013
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Totals: 441,776 419,687

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 545,593

2022 Est. T.C.V. 006-860-033-00 = 615,593

Est. TCV/Total Floor Area = 247.33, Most recent sale 08/27/2015 for 85,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,700	290,700	290,700	290,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,100	0	0	9,593	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
307,800	307,800	307,800	300,293	300,293	0	

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45-006-860-034-00	2022 Est. T.C.V.	GAIL JIM A & MELEND K TRUST
Property Class: 401		39 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100			70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1276 SF Floor Area = 1914 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,276		
			Total:	261,598	222,358

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024

Porches

WCP (1 Story)	160	7,694	6,540
WPP	272	5,562	4,728

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	440	27,166	23,091
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Sewer	1	1,656	1,408
Water Well, 50 Feet	1	2,527	2,148

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
Direct-Vented Gas	1	3,805	3,234

Totals: 325,116 276,348

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 359,252

2022 Est. T.C.V. 006-860-034-00 = 429,252

Est. TCV/Total Floor Area = 224.27

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
209,600	209,600	209,600	209,600	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	5,000	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,600	214,600	214,600	216,516	214,600	0	

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45-006-860-035-00	2022 Est. T.C.V.	GROSS RAYMOND JR & LYNN
Property Class: 401		40 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1551 SF Floor Area = 2326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,551		
			Total:	253,204	215,218

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,085
3 Fixture Bath	1	4,020	3,417
2 Fixture Bath	1	2,690	2,286

Porches

WCP (1 Story)	184	6,576	5,590
WSEP (1 Story)	154	7,215	6,133
WPP	242	4,247	3,610

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	552	25,088	21,325
Common Wall: 1 Wall	1	-2,324	-1,975
Door Opener	1	473	402

Water/Sewer

Public Sewer	1	1,293	1,099
Water Well, 50 Feet	1	2,324	1,975

Built-Ins

Appliance Allow.	1	2,394	2,035
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Fireplaces

Direct-Vented Gas	1	2,614	2,222
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Totals: 311,091 264,422

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 343,749

2022 Est. T.C.V. 006-860-035-00 = 413,749

Est. TCV/Total Floor Area = 177.88, Most recent sale 06/24/2011 for 340,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,100	202,100	202,100	202,100	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	4,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,900	206,900	206,900	208,769	206,900	0	

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45-006-860-036-00	2022 Est. T.C.V.	ZUBIK JOHN V & SANDRA J
Property Class: 401		41 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 2119 SF Floor Area = 2899 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,119		
1 Story	Siding	Overhang	250		
		Total:		407,679	399,525

Other Additions/Adjustments

Recreation Room	1567	37,044	36,303
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Plumbing

Average Fixture(s)	1	1,880	1,842
3 Fixture Bath	2	11,822	11,586
2 Fixture Bath	1	3,960	3,881

Porches

CCP (1 Story)	125	3,839	3,762
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Deck

Treated Wood	221	4,077	3,995
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	607	34,095	33,413
Common Wall: 1 Wall	1	-2,697	-2,643
Door Opener	2	1,182	1,158

Water/Sewer

Public Sewer	1	1,656	1,623
Water Well, 50 Feet	1	2,527	2,476

Built-Ins

Appliance Allow.	1	3,439	3,370
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Fireplaces

Prefab 1 Story	1	3,172	3,109
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Totals: 513,675 503,400

Notes:

ECF (H862 DEER PARK) 1.300 => TCV: 654,420

2022 Est. T.C.V. 006-860-036-00 = 724,420

Est. TCV/Total Floor Area = 249.89, Most recent sale 10/05/2012 for 121,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
338,500	338,500	338,500	338,500	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,700	0	0	11,170	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
362,200	362,200	362,200	349,670	349,670	0	

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45-006-860-037-00	2022 Est. T.C.V.	GORDON FRANKLIN L & KAREN S
Property Class: 402		42 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-037-00 = 70,000

Est. TCV/Total Floor Area = 24.15, Most recent sale 11/10/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	35,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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45-006-860-038-00	2022 Est. T.C.V.	PARROTTINO ANTHONY M & DENISE A
Property Class: 402		43 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-038-00 = 70,000

Est. TCV/Total Floor Area = 24.15, Most recent sale 01/28/2013 for 103,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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Valuation Report

DB: 2022Ga

45-006-860-039-00	2022 Est. T.C.V.	DUGAN DANIEL J & MARIANNE
Property Class: 402		1 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS TWISTED OAK			1 Units	70000.00000	100	
		0.00	Total Acres		Total Est. Land Value =	
						70,000

2022 Est. T.C.V. 006-860-039-00 = 70,000

Est. TCV/Total Floor Area = 24.15, Most recent sale 09/15/2021 for 80,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	35,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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Valuation Report

DB: 2022Ga

45-006-860-040-00	2022 Est. T.C.V.	SJW TRUST
Property Class: 402		19 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000	0.00000	100	70,000
	0.00	Total Acres			Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-040-00 = 70,000

Est. TCV/Total Floor Area = 24.15, Most recent sale 09/17/2021 for 99,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,000	25,000	25,000	25,000	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	0	10,000	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	35,000	0

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45-006-860-041-00	2022 Est. T.C.V.	PARK SAMUEL S & RAINES MARY M
Property Class: 401		21 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2011 SF Floor Area = 3344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,011		
0.5 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	320		
		Total:		429,805	365,334

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	1	5,911	5,024
2 Fixture Bath	1	3,960	3,366

Porches

WCP (1 Story)	231	9,894	8,410
WSEP (1 Story)	122	7,775	6,609
WPP	703	12,450	10,582

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	641	35,428	30,114
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 1 Story	1	3,172	2,696
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Totals: 514,920 437,682

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 568,987

2022 Est. T.C.V. 006-860-041-00 = 638,987

Est. TCV/Total Floor Area = 191.08, Most recent sale 10/26/2020 for 625,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
301,500	301,500	301,500	301,500	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	9,949	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
319,500	319,500	319,500	311,449	311,449	0	

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45-006-860-042-00	2022 Est. T.C.V.	WALTERS PAUL E & MARCIA R TRUST
Property Class: 401		18 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 2053 SF Floor Area = 3084 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,053		
0.5 Story	Siding	Overhang	8		
		Total:		398,067	338,356

Other Additions/Adjustments

Recreation Room	2061	48,722	24,361
Basement, Outside Entrance, Below Grade	1	3,109	2,643

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WGEP (1 Story)	116	11,374	9,668
Foundation: Basement	116	3,089	2,626
WPP	322	6,034	5,129
WCP (1 Story)	249	10,334	8,784

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	554	31,966	27,171
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Prefab 1 Story	1	3,172	2,696
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Totals: 534,214 437,030

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 568,139

2022 Est. T.C.V. 006-860-042-00 = 638,139

Est. TCV/Total Floor Area = 206.92, Most recent sale 10/26/2006 for 123,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
300,300	300,300	300,300	300,300	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,800	0	0	9,909	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
319,100	319,100	319,100	310,209	310,209	310,209

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45-006-860-043-00	2022 Est. T.C.V.	LUTHARDT FREDERICK W & NANCY D
Property Class: 401		23 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100			70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool
Ground Area = 1978 SF Floor Area = 2748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,978		
1 Story	Siding	Overhang	276		
		Total:		387,676	348,908

Other Additions/Adjustments

Recreation Room	848	20,047	18,042
Basement, Outside Entrance, Below Grade	1	3,109	2,798

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	3	17,733	15,960

Porches

WCP (1 Story)	243	10,194	9,175
WPP	322	6,034	5,431
WGEP (1 Story)	123	11,824	10,642
Foundation: Basement	123	3,267	2,940

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	639	35,349	31,814
Common Wall: 1 Wall	1	-2,697	-2,427
Door Opener	1	591	532

Water/Sewer

Public Water	1	1,656	1,490
Public Sewer	1	1,656	1,490

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 1 Story	1	3,172	2,855
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Totals: 504,930 454,437

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 590,768

2022 Est. T.C.V. 006-860-043-00 = 660,768

Est. TCV/Total Floor Area = 240.45, Most recent sale 11/17/2014 for 610,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,800	290,800	290,800	290,800	3.30		
2022 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
15,200	24,400	0	15,200	9,596	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
330,400	330,400	330,400	315,596	315,596	315,596	

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45-006-860-044-00	2022 Est. T.C.V.	BAUER FAMILY TRUST
Property Class: 402		24 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =		70,000

2022 Est. T.C.V. 006-860-044-00 = 70,000

Est. TCV/Total Floor Area = 25.47, Most recent sale 02/05/2005 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	825	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	25,825	0

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45-006-860-045-00	2022 Est. T.C.V.	PADILLA DANIEL W & MARY J
Property Class: 401		28 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
		0.00	Total Acres		Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1924 SF Floor Area = 3134 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,924		
0.5 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	241		
			Total:	407,410	334,076

Other Additions/Adjustments

Recreation Room	2180	51,535	42,259
Exterior			
Stone Veneer	180	7,263	5,956
Basement, Outside Entrance, Below Grade	1	3,109	2,549
Plumbing			
Average Fixture(s)	1	1,880	1,542
3 Fixture Bath	2	11,822	9,694
Porches			
WCP (1 Story)	245	10,241	8,398
WPP	270	5,557	4,557
WSEP (1 Story)	126	7,973	6,538

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	483	29,009	23,787
Common Wall: 1 Wall	1	-2,697	-2,212
Door Opener	1	591	485

Water/Sewer

Public Water	1	1,656	1,358
Public Sewer	1	1,656	1,358

Built-Ins

Appliance Allow.	1	3,439	2,820
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Fireplaces

Interior 2 Story	1	7,349	6,026
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 547,794 449,192

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 583,950

2022 Est. T.C.V. 006-860-045-00 = 653,950
Est. TCV/Total Floor Area = 208.66, Most recent sale 03/07/2008 for 500,000

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2021	Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.	
	302,900		302,900	302,900	302,900	3.30	
2022	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		24,100	0	0	9,995	0
2022	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	327,000		327,000	327,000	312,895	312,895	0

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45-006-860-046-00	2022 Est. T.C.V.	GUMINA JAMES C
Property Class: 401		27 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1741 SF Floor Area = 2574 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,527		
2 Story	Siding	Basement	214		
1 Story	Siding	Overhang	237		
		Total:		332,514	292,612

Other Additions/Adjustments

Recreation Room	214	5,059	2,529
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Exterior			
Stone Veneer	193	7,788	6,853

Plumbing			
Average Fixture(s)	1	1,880	1,654
3 Fixture Bath	1	5,911	5,202

Porches			
WCP (1 Story)	268	10,744	9,455
WSEP (1 Story)	137	8,499	7,479
WPP	315	5,906	5,197

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	475	28,676	25,235
Common Wall: 1 Wall	1	-2,697	-2,373
Door Opener	1	591	520

Water/Sewer			
Public Water	1	1,656	1,457
Public Sewer	1	1,656	1,457

Fireplaces			
Exterior 1 Story	1	7,378	6,493

Totals: 415,561 363,770

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 472,901

2022 Est. T.C.V. 006-860-046-00 = 542,901

Est. TCV/Total Floor Area = 210.92, Most recent sale 05/19/2004 for 114,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
249,400	249,400	249,400	241,616	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,100	0	0	7,973	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,500	271,500	271,500	249,589	249,589	0	

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45-006-860-047-00	2022 Est. T.C.V.	BAUER FAMILY TRUST
Property Class: 401		25 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1763 SF Floor Area = 2876 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,763		
1 Story	Siding	Overhang	231		
		Total:		377,418	305,709

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,109	2,518
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Plumbing

Average Fixture(s)	1	1,880	1,523
3 Fixture Bath	2	11,822	9,576
2 Fixture Bath	1	3,960	3,208

Porches

WGEF (1 Story)	112	11,104	8,994
WPP	270	5,557	4,501
WCP (1 Story)	272	10,826	8,769

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	462	28,127	22,783
Common Wall: 1 Wall	1	-2,697	-2,185
Door Opener	1	591	479

Water/Sewer

Public Water	1	1,656	1,341
Public Sewer	1	1,656	1,341

Built-Ins

Appliance Allow.	1	3,439	2,786
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Fireplaces

Interior 2 Story	1	7,349	5,953
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 468,797 380,296

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 494,385

2022 Est. T.C.V. 006-860-047-00 = 564,385

Est. TCV/Total Floor Area = 196.24, Most recent sale 10/10/2004 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
277,100	277,100	277,100	277,100	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	5,100	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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282,200	282,200	282,200	286,244	282,200	282,200
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45-006-860-048-00	2022 Est. T.C.V.	SANDERSON DONALD & STEPHAINÉ
Property Class: 401		30 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
		0.00	Total Acres		Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 1920 SF Floor Area = 1920 SF.
Phy./Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,920		
			Total:	284,108	281,268

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-5,911	-5,852
			Totals:	278,197	275,416

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 358,041
20% Completed => Est. True Cash Value 2022 = 71,608

2022 Est. T.C.V. 006-860-048-00 = 141,608

Est. TCV/Total Floor Area = 73.75, Most recent sale 11/11/2020 for 50,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	25,000	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
35,800	10,000	0	35,800	825	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,800	70,800	70,800	61,625	61,625	0	

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45-006-860-049-00	2022 Est. T.C.V.	WITLER WILLIAM R JR & RITA M
Property Class: 401		29 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 2106 SF Floor Area = 2383 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,106		
1 Story	Siding	Overhang	277		
		Total:		362,190	329,593

Other Additions/Adjustments

Recreation Room	1606	37,966	34,549
Basement, Outside Entrance, Below Grade	3	9,327	8,488

Plumbing

Average Fixture(s)	1	1,880	1,711
3 Fixture Bath	2	11,822	10,758

Porches

WPP	330	6,184	5,627
WCP (1 Story)	241	10,144	9,231

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	553	29,657	26,988
Common Wall: 1 Wall	1	-2,294	-2,088
Door Opener	1	591	538

Water/Sewer

Public Water	1	1,656	1,507
Public Sewer	1	1,656	1,507

Built-Ins

Appliance Allow.	1	3,439	3,129
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Fireplaces

Prefab 1 Story	1	3,172	2,887
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Totals: 477,390 434,425

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 564,753

2022 Est. T.C.V. 006-860-049-00 = 634,753

Est. TCV/Total Floor Area = 266.37, Most recent sale 07/22/2011 for 87,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,800	292,800	292,800	272,979	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,600	0	9,008	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,400	317,400	317,400	281,987	281,987	281,987	

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Valuation Report

DB: 2022Ga

45-006-860-050-00	2022 Est. T.C.V.	GORDON HARVEY C TRUST &
Property Class: 401		34 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	70000.00000 100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1884 SF Floor Area = 3067 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,884		
1 Story	Siding	Overhang	241		
		Total:		399,778	319,824

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,504
3 Fixture Bath	2	11,822	9,458

Porches

WSEP (1 Story)	126	7,973	6,378
WCP (1 Story)	231	9,894	7,915
WPP	270	5,557	4,446

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	483	29,009	23,207
Common Wall: 1 Wall	1	-2,697	-2,158
Door Opener	1	591	473

Water/Sewer

Public Water	1	1,656	1,325
Public Sewer	1	1,656	1,325

Built-Ins

Appliance Allow.	1	3,439	2,751
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Fireplaces

Interior 2 Story	1	7,349	5,879
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 477,908 382,328

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 497,026

2022 Est. T.C.V. 006-860-050-00 = 567,026

Est. TCV/Total Floor Area = 184.88, Most recent sale 10/09/2002 for 115,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,700	281,700	281,700	281,700	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
283,500	283,500	283,500	290,996	283,500	283,500	

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Valuation Report

DB: 2022Ga

45-006-860-051-00	2022 Est. T.C.V.	STUMPF FAMILY TRUST
Property Class: 402		33 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS PINE TRACE UNIT			1 Units	70000.00000	100	
		0.00	Total Acres		Total Est. Land Value =	70,000

2022 Est. T.C.V. 006-860-051-00 = 70,000

Est. TCV/Total Floor Area = 22.82, Most recent sale 04/23/2021 for 88,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
25,000	25,000	25,000	25,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	0	10,000	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	25,825	35,000	0

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Valuation Report

DB: 2022Ga

45-006-860-052-00	2022 Est. T.C.V.	DEEGAN MICHAEL J & ELIZABETH F
Property Class: 402		17 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-052-00 = 70,000

Est. TCV/Total Floor Area = 22.82, Most recent sale 07/27/2012 for 108,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	35,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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Valuation Report

DB: 2022Ga

45-006-860-053-00	2022 Est. T.C.V.	HENNESSEY JOHN & CHRISTINE
Property Class: 401		18 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 2006 SF Floor Area = 3868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,006		
1 Story	Siding	Overhang	357		
		Total:		470,951	447,403

Other Additions/Adjustments

Recreation Room	1081	25,555	24,277
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Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	5	29,556	28,078

Porches

WPP	308	5,775	5,486
WCP (1 Story)	84	4,814	4,573

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	651	35,831	34,039
Common Wall: 2 Wall	1	-5,388	-5,119
Door Opener	1	591	561

Water/Sewer

Public Sewer	1	1,656	1,573
Water Well, 50 Feet	1	2,527	2,401

Built-Ins

Appliance Allow.	1	3,439	3,267
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Fireplaces

Direct-Vented Gas	1	3,805	3,615
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Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 583,992 554,940

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 721,422

2022 Est. T.C.V. 006-860-053-00 = 791,422

Est. TCV/Total Floor Area = 204.61, Most recent sale 10/08/2015 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
373,300	373,300	373,300	367,473	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,400	0	0	12,126	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,700	395,700	395,700	379,599	379,599	0	

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Valuation Report

DB: 2022Ga

45-006-860-054-00	2022 Est. T.C.V.	DEER PARK #19 LLC
Property Class: 401		19 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1	Units	70000.00000	100		70,000
	0.00	Total Acres			Total Est. Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1640 SF Floor Area = 2460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,640		
			Total:	296,292	245,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,560
3 Fixture Bath	1	5,911	4,906
2 Fixture Bath	1	3,960	3,287

Porches

WCP (1 Story)	180	8,390	6,964
WPP	240	5,376	4,462

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	34,732	28,828
Common Wall: 1 Wall	1	-2,697	-2,239
Door Opener	1	591	491

Water/Sewer

Public Water	1	1,656	1,374
Public Sewer	1	1,656	1,374

Built-Ins

Appliance Allow.	1	3,439	2,854
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Fireplaces

Interior 2 Story	1	7,349	6,100
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 368,536 305,884

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 397,649

2022 Est. T.C.V. 006-860-054-00 = 467,649

Est. TCV/Total Floor Area = 190.10, Most recent sale 12/22/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
232,900	232,900	232,900	231,800	3.30		
2022 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	2,000	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,800	233,800	233,800	239,449	233,800	0	

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Valuation Report

DB: 2022Ga

45-006-860-055-00	2022 Est. T.C.V.	CATCH-M22 LLC
Property Class: 401		22 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> 0					0	100		0
4860 WOODS DEER PARK UNIT			1 Units	700000.00000	100			70,000
	0.00	Total Acres		Total Est. Land Value =				70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1762 SF Floor Area = 2643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,762		
			Total:	347,700	292,068

Other Additions/Adjustments

Recreation Room	1762	41,654	34,989
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Plumbing

Average Fixture(s)	1	1,880	1,579
3 Fixture Bath	2	11,822	9,930
2 Fixture Bath	1	3,960	3,326

Porches

WCP (1 Story)	189	8,683	7,294
WPP	240	5,376	4,516

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	32,855	27,598
Common Wall: 1 Wall	1	-2,697	-2,265
Door Opener	1	591	496

Water/Sewer

Public Water	1	1,656	1,391
Public Sewer	1	1,656	1,391

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Interior 1 Story	1	5,984	5,027
Direct-Vented Gas	1	3,805	3,196

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 471,364 396,275

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 515,158

2022 Est. T.C.V. 006-860-055-00 = 585,158

Est. TCV/Total Floor Area = 221.40, Most recent sale 09/17/2019 for 530,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
280,000	280,000	280,000	277,329	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	9,151	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-860-055-00

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292,600	292,600	292,600	286,480	286,480	0
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Valuation Report

DB: 2022Ga

45-006-860-056-00	2022 Est. T.C.V.	DOBSON ROBERT C & BARBARA M
Property Class: 402		23 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value G> 0					0 100	0
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000 100	70,000
	0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-056-00 = 70,000

Est. TCV/Total Floor Area = 26.49, Most recent sale 12/19/2014 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000		0

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Valuation Report

DB: 2022Ga

45-006-860-057-00	2022 Est. T.C.V.	FAHLBERG CURTIS & PATTI TRUST
Property Class: 401		24 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.	Land Value =		70,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 1538 SF Floor Area = 2307 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,538		
			Total:	285,280	282,426

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-5,911	-5,852

Porches					
WCP (1 Story)			194	8,841	8,753
WGEP (1 Story)			176	14,914	14,765

Deck					
Treated Wood			212	3,969	3,929

Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			540	26,590	26,324
Common Wall: 1 Wall			1	-2,697	-2,670
			Totals:	330,986	327,675

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 425,978
60% Completed => Est. True Cash Value 2022 = 255,587

2022 Est. T.C.V. 006-860-057-00 = 325,587

Est. TCV/Total Floor Area = 141.13, Most recent sale 10/15/2020 for 89,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
127,800	0	0	127,800	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,800	162,800	162,800	163,955	162,800	0	

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Valuation Report

DB: 2022Ga

45-006-860-058-00	2022 Est. T.C.V.	GALEANA CARL F & BARBARA J
Property Class: 402		27 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value G> 0					0 100	0
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000 100	70,000
	0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-058-00 = 70,000

Est. TCV/Total Floor Area = 30.34, Most recent sale 06/02/2015 for 103,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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Valuation Report

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45-006-860-059-00	2022 Est. T.C.V.	LYSAGHT LEON J JR & PAMELA V TRUST
Property Class: 401		28 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS DEER PARK UNIT			1	Units	70000.00000	100
		0.00	Total Acres		Total Est. Land Value =	
						70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1572 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,572		
			Total:	285,230	236,741

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,560
3 Fixture Bath	1	5,911	4,906

Porches

WSEP (1 Story)	154	9,283	7,705
WCP (1 Story)	228	9,818	8,149
WPP	286	5,606	4,653

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	30,877	25,628
Common Wall: 1 Wall	1	-2,697	-2,239
Door Opener	1	591	491

Water/Sewer

Public Water	1	1,656	1,374
Public Sewer	1	1,656	1,374

Built-Ins

Appliance Allow.	1	3,439	2,854
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Fireplaces

Interior 1 Story	1	5,984	4,967
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 359,235 298,164

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 387,613

2022 Est. T.C.V. 006-860-059-00 = 457,613

Est. TCV/Total Floor Area = 194.07, Most recent sale 02/04/2005 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
227,900	227,900	227,900	227,034	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	1,766	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,800	228,800	228,800	234,526	228,800	228,800	

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Valuation Report

DB: 2022Ga

45-006-860-060-00	2022 Est. T.C.V.	GALEANA CARL F & BARBARA J
Property Class: 401		29 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =			70,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 1920 SF Floor Area = 2880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
			Total:	375,132	348,873

Other Additions/Adjustments

Exterior

Stone Veneer	160	6,456	6,004
Basement, Outside Entrance, Below Grade	1	3,109	2,891

Plumbing

Average Fixture(s)	1	1,880	1,748
3 Fixture Bath	2	11,822	10,994
2 Fixture Bath	1	3,960	3,683

Water/Sewer

1000 Gal Septic	1	4,877	4,536
Water Well, 100 Feet	1	5,403	5,025

Porches

CCP (1 Story)	210	6,159	5,728
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	608	34,133	31,744
Storage Over Garage	78	1,213	1,128
Common Wall: 1 Wall	1	-2,697	-2,508
Door Opener	1	591	550

Built-Ins

Appliance Allow.	1	3,439	3,198
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Fireplaces

Interior 1 Story	1	5,984	5,565
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Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals: 464,461 432,009

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 561,612

2022 Est. T.C.V. 006-860-060-00 = 631,612

Est. TCV/Total Floor Area = 219.31, Most recent sale 09/17/2013 for 139,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
301,200	301,200	301,200	297,811	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,600	0	0	9,827	0

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Valuation Report

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
315,800	315,800	315,800	307,638	307,638	0

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Valuation Report

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45-006-860-061-00	2022 Est. T.C.V.	HARRIS DAVID TRUST
Property Class: 401		34 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value G> 0					0 100	0
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000 100	70,000
	0.00	Total Acres			Total Est. Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1650 SF Floor Area = 2475 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,650		
			Total:	297,912	253,225

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WCP (1 Story)	202	9,086	7,723
WPP	240	5,376	4,570

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	598	33,745	28,683
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Fireplaces

Interior 1 Story	1	5,984	5,086
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 370,451 314,884

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 409,349

2022 Est. T.C.V. 006-860-061-00 = 479,349

Est. TCV/Total Floor Area = 193.68, Most recent sale 09/16/2003 for 125,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,000	234,000	234,000	232,814	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	6,886	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
239,700	239,700	239,700	240,496	239,700	239,700	

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45-006-860-062-00	2022 Est. T.C.V.	WOLFE TAX AND FINANCIAL SERVICES IN
Property Class: 402		35 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	70000	0.00000	100	70,000
		0.00	Total Acres		Total Est.	Land Value =	70,000

2022 Est. T.C.V. 006-860-062-00 = 70,000

Est. TCV/Total Floor Area = 28.28, Most recent sale 02/14/2020 for 87,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,000	35,000	35,000	35,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,000	35,000	35,000	36,155	35,000	0	

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45-006-860-063-00	2022 Est. T.C.V.	DINNING BARBARA G
Property Class: 401		36 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS DEER PARK UNIT			1	Units	70000.00000	100
	0.00	Total Acres		Total Est.	Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2111 SF Floor Area = 3170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,111		
0.5 Story	Siding	Overhang	8		
		Total:		407,765	346,599

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	6,218	5,285
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Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WCP (1 Story)	220	9,603	8,163
WPP	521	9,717	8,259

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	599	33,784	28,716
Common Wall: 1 Wall	1	-2,697	-2,292
Door Opener	1	591	502

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Fireplaces

Interior 1 Story	1	5,984	5,086
Raised Hearth	1	593	504

Totals: 488,572 415,285

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 539,871

2022 Est. T.C.V. 006-860-063-00 = 609,871

Est. TCV/Total Floor Area = 192.39, Most recent sale 07/18/2006 for 124,900

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,400	297,400	297,400	294,161	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	9,707	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,900	304,900	304,900	303,868	303,868	303,868	

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Valuation Report

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45-006-860-064-00	2022 Est. T.C.V.	WILKINS DAVID A & KATHLEEN A TRUST
Property Class: 401		2 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1774 SF Floor Area = 2510 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,774		
1 Story	Siding	Overhang	292		
		Total:		265,397	241,499

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	1,162
3 Fixture Bath	1	4,020	3,658
2 Fixture Bath	1	2,690	2,448

Water/Sewer

1000 Gal Septic	1	4,209	3,830
Water Well, 100 Feet	1	5,025	4,573

Porches

WPP	290	4,379	3,985
WPP	96	2,461	2,240

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	584	26,076	23,729
Common Wall: 2 Wall	1	-4,647	-4,229
Door Opener	1	473	430

Built-Ins

Appliance Allow.	1	2,394	2,179
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Totals: 313,754 285,504

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 1.300 => TCV: 371,155

2022 Est. T.C.V. 006-860-064-00 = 441,155

Est. TCV/Total Floor Area = 175.76, Most recent sale 10/14/2011 for 59,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,000	211,000	211,000	184,693	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	0	6,094	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,600	220,600	220,600	190,787	190,787	190,787	

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Valuation Report

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45-006-860-065-00	2022 Est. T.C.V.	LOUJEN INVESTMENTS LLC
Property Class: 402		5 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	70000.00000	100		70,000
	0.00	Total Acres		Total Est.	Land Value =		70,000

2022 Est. T.C.V. 006-860-065-00 = 70,000

Est. TCV/Total Floor Area = 27.89, Most recent sale 09/30/2021 for 70,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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45-006-860-066-00	2022 Est. T.C.V.	HANN CYNTHIA L
Property Class: 401		6 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1780 SF Floor Area = 2346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,780		
1 Story	Siding	Overhang	566		
		Total:		299,774	263,801

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,654
3 Fixture Bath	1	5,911	5,202
Separate Shower	1	2,394	2,107

Porches

WPP	261	5,512	4,851
CCP (1 Story)	96	3,001	2,641

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	586	33,267	29,275
Common Wall: 1 Wall	1	-2,697	-2,373
Door Opener	1	591	520

Water/Sewer

Public Water	1	1,656	1,457
Public Sewer	1	1,656	1,457

Fireplaces

Prefab 2 Story	1	3,921	3,450
Raised Hearth	1	593	522

Local Cost Items

GENERATOR	1	3,000	3,000	*100% Good
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Totals: 360,459 317,564

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 1.300 => TCV: 412,833

2022 Est. T.C.V. 006-860-066-00 = 482,833

Est. TCV/Total Floor Area = 205.81, Most recent sale 12/01/2020 for 530,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,100	231,100	231,100	231,100	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	7,626	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
241,400	241,400	241,400	238,726	238,726	0	

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45-006-860-067-00	2022 Est. T.C.V.	AYLSWORTH-BONZELET LAURA A
Property Class: 401		8 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS TWISTED OAK			1	Units	70000.00000	100
	0.00	Total Acres		Total Est.	Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1825 SF Floor Area = 2521 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,825		
1 Story	Siding	Overhang	240		
		Total:		318,286	257,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,523
3 Fixture Bath	1	5,911	4,788

Porches

WCP (1 Story)	105	5,476	4,436
WSEP (1 Story)	135	8,406	6,809
WPP	232	5,308	4,299

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	480	28,882	23,394
Common Wall: 1.5 Wall	1	-4,045	-3,276
Door Opener	1	591	479

Water/Sewer

Public Water	1	1,656	1,341
Public Sewer	1	1,656	1,341

Built-Ins

Appliance Allow.	1	3,439	2,786
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Fireplaces

Interior 1 Story	1	5,984	4,847
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Totals: 383,430 310,579

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 1.300 => TCV: 403,753

2022 Est. T.C.V. 006-860-067-00 = 473,753

Est. TCV/Total Floor Area = 187.92, Most recent sale 01/06/2017 for 400,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
229,500	229,500	229,500	223,494	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,400	0	0	7,375	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,900	236,900	236,900	230,869	230,869	230,869	

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45-006-860-068-00	2022 Est. T.C.V.	RANDOLPH CHRISTINA OBERLIES & RYAN W
Property Class: 401		10 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
4860 WOODS TWISTED OAK			1	Units	70000.00000	100
	0.00	Total Acres		Total Est.	Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1574 SF Floor Area = 2601 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,574		
1 Story	Siding	Overhang	240		
		Total:		307,273	255,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,560
3 Fixture Bath	2	11,822	9,812

Porches

WCP (1 Story)	102	5,342	4,434
WSEP (1 Story)	135	8,406	6,977
WPP	234	5,326	4,421

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	480	28,882	23,972
Common Wall: 1.5 Wall	1	-4,045	-3,357
Door Opener	1	591	491

Water/Sewer

Public Water	1	1,656	1,374
Public Sewer	1	1,656	1,374

Built-Ins

Appliance Allow.	1	3,439	2,854
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Fireplaces

Interior 1 Story	1	5,984	4,967
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Local Cost Items

SOLAR POWER <150KW	1	1	1	
GENERATOR	1	3,000	3,000	*100% Good

Totals: 381,213 316,916

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 1.300 => TCV: 411,991

2022 Est. T.C.V. 006-860-068-00 = 481,991

Est. TCV/Total Floor Area = 185.31, Most recent sale 06/15/2021 for 549,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
238,100	238,100	238,100	218,031	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
1,900	1,000	0	1,900	21,069	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
241,000	241,000	241,000	227,126	241,000	241,000

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45-006-860-069-00	2022 Est. T.C.V.	KAUFMANN SARAH A
Property Class: 402		9 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS TWISTED OAK			1 Units	70000.00000	100	70,000
	0.00	Total Acres		Total Est. Land Value =		70,000

2022 Est. T.C.V. 006-860-069-00 = 70,000

Est. TCV/Total Floor Area = 26.91, Most recent sale 12/02/2021 for 79,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,000	35,000	35,000	35,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	36,155	35,000	0

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45-006-860-070-00	2022 Est. T.C.V.	AVERY RICHARD W & ROBIN
Property Class: 401		13 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	70000	0.00000	100		70,000
	0.00	Total Acres			Total Est.		Land Value =	70,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1675 SF Floor Area = 2430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,675		
1 Story	Siding	Overhang	336		
		Total:		335,695	302,126

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,692
3 Fixture Bath	2	11,822	10,640

Water/Sewer

1000 Gal Septic	1	4,877	4,389
Water Well, 100 Feet	1	5,403	4,863

Porches

WSEP (1 Story)	202	11,470	10,323
WPP	528	9,847	8,862
WCP (1 Story)	117	5,999	5,399

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	578	32,940	29,646
Common Wall: 1 Wall	1	-2,697	-2,427
Door Opener	1	591	532

Built-Ins

Appliance Allow.	1	3,439	3,095
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Fireplaces

Prefab 1 Story	1	3,172	2,855
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Totals: 424,438 381,995

Notes:

ECF (H861 WOODSTONE TWISTED OAK) 1.300 => TCV: 496,594

2022 Est. T.C.V. 006-860-070-00 = 566,594

Est. TCV/Total Floor Area = 233.17, Most recent sale 05/15/2020 for 530,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
263,000	263,000	263,000	263,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	0	0	8,679	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
283,300	283,300	283,300	271,679	271,679	0

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45-006-860-071-00	2022 Est. T.C.V.	GOLIBE J & GAFFNEY H TRUSTS
Property Class: 401		1 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors *								
<Site Value G> 0					0	100		0
4860 WOODS FROG 100K			1 Units	100000.00000	100			100,000
	0.00	Total Acres			Total Est.		Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1922 SF Floor Area = 1922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,922		
Total:				273,834	260,142

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	1	5,911	5,615

Porches

WCP (1 Story)	35	2,599	2,469
WPP	248	5,434	5,162

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	575	27,761	26,373
Door Opener	2	1,182	1,123

Water/Sewer

Public Sewer	1	1,656	1,573
Water Well, 100 Feet	1	5,403	5,133

Built-Ins

Appliance Allow.	1	3,439	3,267
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Totals: 329,099 312,643

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 406,436

2022 Est. T.C.V. 006-860-071-00 = 511,186

Est. TCV/Total Floor Area = 265.97, Most recent sale 08/01/2012 for 103,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,800	231,800	231,800	230,887	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,800	0	0	7,619	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,600	255,600	255,600	238,506	238,506	238,506	

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Valuation Report

DB: 2022Ga

45-006-860-072-00	2022 Est. T.C.V.	FINCHER RUSSELL D & MARGARET C
Property Class: 401		2 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG 100K			1	Units	100000.00000	100		100,000
	0.00	Total Acres			Total Est.	Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1632 SF Floor Area = 2448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,632		
			Total:	294,982	247,787

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,579
3 Fixture Bath	2	11,822	9,930

Porches

WCP (1 Story)	75	4,500	3,780
WPP	162	4,395	3,692
WPP	252	5,461	4,587

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	484	29,055	24,406
Door Opener	2	1,182	993

Water/Sewer

Public Water	1	1,656	1,391
Public Sewer	1	1,656	1,391

Built-Ins

Appliance Allow.	1	3,439	2,889
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Fireplaces

Exterior 2 Story	1	8,947	7,515
Direct-Vented Gas	1	3,805	3,196

Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 372,781 313,137

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 407,078

2022 Est. T.C.V. 006-860-072-00 = 507,078

Est. TCV/Total Floor Area = 207.14, Most recent sale 07/21/2006 for 538,600

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,200	250,200	250,200	244,171	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	8,057	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,500	253,500	253,500	252,228	252,228	252,228	

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45-006-860-073-00	2022 Est. T.C.V.	MCLLVRIED EDWIN JOHN & KAREN LYNNE
Property Class: 401		3 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG 100K			1 Units	100000	0.00000	100		100,000
	0.00	Total Acres			Total Est.		Land Value =	100,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B -5 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1883 SF Floor Area = 2354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,883		
			Total:	373,096	335,784

Other Additions/Adjustments

Recreation Room	742	19,448	17,503
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Basement, Outside Entrance, Below Grade	1	3,684	3,316
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Plumbing

Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	1	9,044	8,140

Water/Sewer

1000 Gal Septic	1	5,290	4,761
Water Well, 100 Feet	1	5,664	5,098

Porches

WPP	196	5,515	4,963
WGEP (1 Story)	132	13,787	12,408
WCP (1 Story)	95	5,720	5,148
WPP	90	3,378	3,040

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	491	29,838	26,854
Door Opener	2	1,324	1,192

Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

Exterior 2 Story	1	10,196	9,176
Direct-Vented Gas	1	4,560	4,104

Local Cost Items

GENERATOR	1	3,000	2,850	*95% Good
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Totals:	502,337	452,250
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Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 587,925

2022 Est. T.C.V. 006-860-073-00 = 687,925

Est. TCV/Total Floor Area = 292.24, Most recent sale 06/27/2018 for 731,020

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
334,900	334,900	334,900	320,371	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,100	0	0	10,572	0

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Parcel Number: 45-006-860-073-00

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2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
344,000	344,000	344,000	330,943	330,943	330,943

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Valuation Report

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45-006-860-074-00	2022 Est. T.C.V.	MCIIVRIED KAREN L & EDWIN JOHN
Property Class: 402		4 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG 100K			1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

2022 Est. T.C.V. 006-860-074-00 = 100,000

Est. TCV/Total Floor Area = 42.48, Most recent sale 04/30/2020 for 94,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	50,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	51,650	50,000	0

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Valuation Report

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45-006-860-075-00	2022 Est. T.C.V.	STRASSMANN BEVERLY I &
Property Class: 402		5 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG 100K			1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

2022 Est. T.C.V. 006-860-075-00 = 100,000

Est. TCV/Total Floor Area = 42.48, Most recent sale 11/20/2020 for 120,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	51,650	50,000	0

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45-006-860-076-00	2022 Est. T.C.V.	GROVE FAMILY TRUST
Property Class: 402		6 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000	0.00000 100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

2022 Est. T.C.V. 006-860-076-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 04/23/2021 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	2,269	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	37,731	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-077-00	2022 Est. T.C.V.	PHILLIPS BARTOSZ & ALISON
Property Class: 402		7 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000.00000	100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

2022 Est. T.C.V. 006-860-077-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 05/12/2021 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	2,269	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	37,731	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-078-00	2022 Est. T.C.V.	ESKESEN TARA L
Property Class: 402		8 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000	0.00000 100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

2022 Est. T.C.V. 006-860-078-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 05/13/2021 for 78,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	2,269	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	37,731	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-079-00	2022 Est. T.C.V.	WILDMAN CHRISTOPHER & STEPHANIE
Property Class: 402		9 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000	0.00000 100	80,000
		0.00	Total Acres		Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-860-079-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 04/27/2021 for 71,155

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	2,269	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	37,731	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-080-00	2022 Est. T.C.V.	WOLIN SCOTT C & BRIGITTE
Property Class: 402		10 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000	0.00000 100	80,000
		0.00	Total Acres		Total Est. Land Value =	80,000

2022 Est. T.C.V. 006-860-080-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 05/14/2021 for 78,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	2,269	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	37,731	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-082-00	2022 Est. T.C.V.	RICKETTS THOMAS J & SHARON M
Property Class: 402		12 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG POND UNIT			1 Units	80000	0.00000 100	80,000
	0.00	Total Acres		Total Est. Land Value =		80,000

2022 Est. T.C.V. 006-860-082-00 = 80,000

Est. TCV/Total Floor Area = 33.98, Most recent sale 03/12/2021 for 93,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	2,269	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	37,731	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,000	40,000	40,000	2,343	40,000	0

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45-006-860-083-00	2022 Est. T.C.V.	SOUCHEREAU KEITH DAVID &
Property Class: 402		13 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS FROG 100K			1 Units	100000	0.00000	100	100,000
	0.00	Total Acres			Total Est.	Land Value =	100,000

2022 Est. T.C.V. 006-860-083-00 = 100,000

Est. TCV/Total Floor Area = 42.48, Most recent sale 11/05/2021 for 112,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	51,650	50,000	0

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45-006-860-084-00	2022 Est. T.C.V.	WHITFIELD LARRY W & NANCY G
Property Class: 401		14 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG 100K			1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1813 SF Floor Area = 1813 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,813		
			Total:	252,688	250,162

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,861
3 Fixture Bath	2	11,822	11,704

Porches

WCP (1 Story)	70	4,305	4,262
WPP	261	5,512	5,457

Deck

Treated Wood	159	3,266	3,233
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	518	25,843	25,585
Door Opener	2	1,182	1,170

Water/Sewer

Public Sewer	1	1,656	1,639
Water Well, 100 Feet	1	5,403	5,349

Built-Ins

Appliance Allow.	1	3,439	3,405
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Fireplaces

Direct-Vented Gas	1	3,805	3,767
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Totals: 320,801 317,594

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 412,872

2022 Est. T.C.V. 006-860-084-00 = 512,872

Est. TCV/Total Floor Area = 282.89, Most recent sale 04/16/2018 for 103,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	133,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
115,400	7,400	0	115,400	4,408	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,400	256,400	256,400	253,408	253,408	0	

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45-006-860-087-00	2022 Est. T.C.V.	KREBS FRANC J & MARY ANN
Property Class: 401		17 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG 100K			1 Units	100000.00000	100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1835 SF Floor Area = 2435 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,835		
1 Story	Siding	Overhang	141		
		Total:		310,831	264,206

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,598
3 Fixture Bath	2	11,822	10,049

Porches

WCP (1 Story)	70	4,305	3,659
WPP	276	5,578	4,741
WPP	135	3,883	3,301

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	484	29,055	24,697
Storage Over Garage	242	3,763	3,199
Door Opener	2	1,182	1,005

Water/Sewer

Public Water	1	1,656	1,408
Public Sewer	1	1,656	1,408

Built-Ins

Appliance Allow.	1	3,439	2,923
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 379,051 322,195

Notes:

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.300 => TCV: 418,854

2022 Est. T.C.V. 006-860-087-00 = 518,854

Est. TCV/Total Floor Area = 213.08, Most recent sale 11/17/2006 for 550,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
253,600	253,600	253,600	253,600	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	5,800	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
259,400	259,400	259,400	261,968	259,400	259,400	

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45-006-860-088-00	2022 Est. T.C.V.	KREBS FRANC J & MARY ANN
Property Class: 402		18 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS FROG 100K			1 Units	100000	0.00000 100	100,000
	0.00	Total Acres		Total Est. Land Value =		100,000

2022 Est. T.C.V. 006-860-088-00 = 100,000

Est. TCV/Total Floor Area = 41.07, Most recent sale 11/17/2006 for 152,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,000	50,000	50,000	51,650	50,000	0

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45-006-860-089-00	2022 Est. T.C.V.	HOHLE DAVID D & CAROL J
Property Class: 402		1 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100	150,000
		0.00	Total Acres		Total Est.	Land Value =	150,000

2022 Est. T.C.V. 006-860-089-00 = 150,000

Est. TCV/Total Floor Area = 61.60, Most recent sale 10/09/2020 for 149,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
75,000	75,000	75,000	75,000	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,000	75,000	75,000	77,475	75,000	0

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Valuation Report

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45-006-860-090-00	2022 Est. T.C.V.	CHERNEY EDWARD & GARRETT JOANNE M
Property Class: 402		2 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100	150,000
	0.00	Total Acres			Total Est.	Land Value =	150,000

2022 Est. T.C.V. 006-860-090-00 = 150,000

Est. TCV/Total Floor Area = 61.60, Most recent sale 11/21/2018 for 124,656

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,000	75,000	75,000	75,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	77,475	75,000	0	

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DB: 2022Ga

45-006-860-091-00	2022 Est. T.C.V.	CHERNEY EDWARD & GARRETT JOANNE M
Property Class: 401		3 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 2144 SF Floor Area = 3200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,144		
1 Story	Siding	Overhang	389		
1 Story	Siding	Overhang	131		
		Total:		407,711	346,539

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	3	27,132	23,062
2 Fixture Bath	1	6,029	5,125
Separate Shower	1	2,749	2,337

Porches

WCP (1 Story)	63	4,465	3,795
WPP	156	4,802	4,082

Deck

Treated Wood	668	8,744	7,432
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Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	766	47,584	40,446
Common Wall: 2 Wall	1	-6,309	-5,363
Door Opener	2	1,324	1,125

Water/Sewer

Public Water	1	1,903	1,618
Public Sewer	1	1,903	1,618

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Interior 2 Story	1	8,308	7,062
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Local Cost Items

SOLAR POWER <150KW	1	1	1	
GENERATOR	1	3,000	2,910	*97% Good

Totals: 528,139 449,263

Notes:

ECF (H863 CRYSTAL BEND) 1.300 => TCV: 584,042

2022 Est. T.C.V. 006-860-091-00 = 734,042

Est. TCV/Total Floor Area = 229.39, Most recent sale 11/09/2018 for 733,950

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
358,900	358,900	358,900	358,900	3.30

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2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,100	0	0	8,100	0
2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	367,000	367,000	367,000	370,743	367,000	0

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45-006-860-092-00	2022 Est. T.C.V.	MORRIS LAWRENCE D TRUST
Property Class: 401		4 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100		150,000
	0.00	Total Acres			Total Est.	Land Value =		150,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1713 SF Floor Area = 2570 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,713		
			Total:	308,133	292,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,880	1,786
3 Fixture Bath	2	11,822	11,231
2 Fixture Bath	1	3,960	3,762

Porches

WCP (1 Story)	53	3,528	3,352
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Deck

Treated Wood	624	8,012	7,611
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Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	669	36,547	34,720
Common Wall: 1.5 Wall	1	-4,045	-3,843
Door Opener	2	1,182	1,123

Water/Sewer

Public Sewer	1	1,656	1,573
Water Well, 50 Feet	1	2,527	2,401

Built-Ins

Appliance Allow.	1	3,439	3,267
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Totals: 378,641 359,708

Notes:

ECF (H863 CRYSTAL BEND) 1.300 => TCV: 467,620

2022 Est. T.C.V. 006-860-092-00 = 617,620

Est. TCV/Total Floor Area = 240.32, Most recent sale 01/07/2016 for 163,500

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,200	294,200	294,200	294,200	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	9,708	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
308,800	308,800	308,800	303,908	303,908	0	

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45-006-860-093-00	2022 Est. T.C.V.	KASPER ALAN R & TERI L TRUST
Property Class: 402		5 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00000	100	150,000
	0.00	Total Acres		Total Est. Land Value =		150,000

2022 Est. T.C.V. 006-860-093-00 = 150,000

Est. TCV/Total Floor Area = 58.37, Most recent sale 07/23/2018 for 179,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,000	75,000	75,000	75,000	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,000	75,000	75,000	77,475	75,000	0

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45-006-860-094-00	2022 Est. T.C.V.	KASPER ALAN R & TERI L JOINT TRUST
Property Class: 401		6 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1343 SF Floor Area = 2650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,343		
1 Story	Siding	Overhang	300		
		Total:		365,936	303,727

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,380
3 Fixture Bath	2	18,088	15,013
2 Fixture Bath	1	6,029	5,004

Porches

WCP (1 Story)	42	3,285	2,727
WCP (1 Story)	72	4,887	4,056
WPP	458	9,705	8,055
WPP	231	5,967	4,953

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	600	40,020	33,217
Common Wall: 1 Wall	1	-3,154	-2,618
Door Opener	2	1,324	1,099

Water/Sewer

Public Water	1	1,903	1,579
Public Sewer	1	1,903	1,579

Built-Ins

Appliance Allow.	1	5,926	4,919
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Fireplaces

Direct-Vented Gas	1	4,560	3,785
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 469,247 389,476

Notes:

ECF (H863 CRYSTAL BEND) 1.300 => TCV: 506,319

2022 Est. T.C.V. 006-860-094-00 = 656,319

Est. TCV/Total Floor Area = 247.67, Most recent sale 02/15/2006 for 728,104

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
315,800	315,800	315,800	315,800	3.30	
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,400	0	0	10,421	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
328,200	328,200	328,200	326,221	326,221	326,221

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45-006-860-095-00	2022 Est. T.C.V.	MOROZ DENNIS E & LINDA J
Property Class: 401		7 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1343 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,343		
1 Story	Siding	Overhang	377		
		Total:		339,052	305,147

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,580
3 Fixture Bath	4	36,176	32,558
2 Fixture Bath	1	6,029	5,426

Porches

WCP (1 Story)	42	3,285	2,956
WCP (1 Story)	72	4,887	4,398
WPP	458	9,705	8,734
WPP	231	5,967	5,370

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	600	40,020	36,018
Common Wall: 1 Wall	1	-3,154	-2,839
Door Opener	2	1,324	1,192

Water/Sewer

Public Water	1	1,903	1,713
Public Sewer	1	1,903	1,713

Built-Ins

Appliance Allow.	1	5,926	5,333
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Fireplaces

Direct-Vented Gas	1	4,560	4,104
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 460,451 414,404

Notes: LIVING OVER GARAGE

ECF (H863 CRYSTAL BEND) 1.300 => TCV: 538,725

2022 Est. T.C.V. 006-860-095-00 = 688,725

Est. TCV/Total Floor Area = 287.93, Most recent sale 06/20/2008 for 665,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
336,000	336,000	336,000	336,000	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	8,400	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
344,400	344,400	344,400	347,088	344,400	344,400	

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45-006-860-096-00	2022 Est. T.C.V.	ORIEL PATRICK J & SHARON L
Property Class: 401		8 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1214 SF Floor Area = 2428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,214		
			Total:	357,839	304,163

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,867	2,437
3 Fixture Bath	1	9,044	7,687
2 Fixture Bath	1	6,029	5,125
Separate Shower	1	2,749	2,337

Porches

WSEP (1 Story)	159	10,879	9,247
WCP (1 Story)	80	5,217	4,434
WPP	159	4,862	4,133
WPP	419	8,887	7,554
WPP	120	3,978	3,381

Garages

Class: B Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	600	40,020	34,017
Storage Over Garage	300	5,622	4,779
Door Opener	2	1,324	1,125

Water/Sewer

Public Water	1	1,903	1,618
Public Sewer	1	1,903	1,618

Built-Ins

Appliance Allow.	1	5,926	5,037
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Fireplaces

Direct-Vented Gas	2	9,121	7,753
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Local Cost Items

SOLAR POWER <150KW	1	1	1
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Totals: 478,171 406,446

Notes:

ECF (H863 CRYSTAL BEND) 1.300 => TCV: 528,380

2022 Est. T.C.V. 006-860-096-00 = 678,380

Est. TCV/Total Floor Area = 279.40, Most recent sale 07/02/2003 for 0

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
331,800	331,800	331,800	326,412	3.30	

2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	0	10,771	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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339,200	339,200	339,200	337,183	337,183	337,183
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45-006-861-001-00	2022 Est. T.C.V.	PEREZ MICHAEL & MOLLY
Property Class: 402		S NORTHWOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E> SITE \$65000					65000 100	65,000
100 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-001-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 08/06/2021 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,500	52,500	52,500	12,972	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	19,528	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	32,500	0

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Valuation Report

DB: 2022Ga

45-006-861-002-00	2022 Est. T.C.V.	PEREZ MICHAEL & MOLLY
Property Class: 402		S NORTHWOOD DR
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E> SITE \$65000					65000 100	65,000
100 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-002-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 08/06/2021 for 135,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,500	52,500	52,500	12,972	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	19,528	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	32,500	0

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45-006-861-003-00	2022 Est. T.C.V.	LENHARDT TERRENCE J & SUSAN M
Property Class: 402		W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value E> SITE \$65000					65000 100	65,000
100 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-003-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 11/05/2021 for 155,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,500	52,500	52,500	12,972	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	19,528	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	32,500	0

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45-006-861-004-00	2022 Est. T.C.V.	KRULL BRADFORD H
Property Class: 402		W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E> SITE \$65000					65000 100	65,000
100 Actual Front Feet, 0.88 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-004-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 01/24/2022 for 72,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,500	52,500	52,500	12,972	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	428	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	13,400	0

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45-006-861-005-00	2022 Est. T.C.V.	KRULL BARRET P
Property Class: 402		W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E> SITE \$65000					65000 100	65,000
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-005-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 01/24/2022 for 72,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,500	52,500	52,500	12,972	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	428	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	13,400	0

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45-006-861-006-00	2022 Est. T.C.V.	GREINEDER COLIN F & KOHNSTAMM SARAH
Property Class: 402		6120 W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value E> SITE	\$65000				65000	100	65,000
100 Actual Front Feet,	0.78	Total Acres			Total Est. Land Value	=	65,000

2022 Est. T.C.V. 006-861-006-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 01/21/2022 for 100,000

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,500	52,500	52,500	12,972	3.30	

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	19,528	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	32,500	0

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45-006-861-007-00	2022 Est. T.C.V.	CONWAY PATRICK M & CHERYL L
Property Class: 402		W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE	\$65000				65000	100		65,000
100 Actual Front Feet, 1.16 Total Acres							Total Est. Land Value =	65,000

2022 Est. T.C.V. 006-861-007-00 = 65,000

Est. TCV/Total Floor Area = 26.77, Most recent sale 09/02/2021 for 132,250

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
52,500	52,500	52,500	12,972	3.30

2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,000	0	0	19,528	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	13,400	32,500	0

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Valuation Report

DB: 2022Ga

45-006-861-008-00	2022 Est. T.C.V.	HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 402		W KRULL CT
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value B> GROUP B \$110K					110000 100	110,000
93 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =	110,000

2022 Est. T.C.V. 006-861-008-00	=	110,000
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Est. TCV/Total Floor Area = 45.30

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,500	52,500	52,500	12,972	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	428	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	13,400	13,400	0

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Valuation Report

DB: 2022Ga

45-006-862-001-00	2022 Est. T.C.V.	HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 408		6375 S KRULL LN
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	95.71	396.11	1.0132	0.9895	10000	100		959,588
96 Actual Front Feet, 0.87 Total Acres					Total Est.		Land Value =	959,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1327 SF Floor Area = 1327 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,327		
			Total:	130,284	71,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,064	585
3 Fixture Bath	1	3,340	1,837

Water/Sewer

1000 Gal Septic	1	3,937	2,165
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Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	420	231
Base Cost	1280	23,923	13,158

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	460	14,651	8,058
Common Wall: 1 Wall	1	-1,770	-973
Door Opener	1	420	231

Built-Ins

Appliance Allow.	1	1,673	920
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Fireplaces

Wood Stove	1	1,859	1,022
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Totals: 179,801 98,890

Notes: 6375 SHIPMATE

ECF (4134 BIG GLEN) 1.900 => TCV: 187,891

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 538 SF Floor Area = 538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	538		

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	Total:	59,196	32,557
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,064	585
Water/Sewer			
1000 Gal Septic	1	3,937	2,165
Built-Ins			
Appliance Allow.	1	1,673	920
Fireplaces			
Exterior 1 Story	1	4,938	2,716
	Totals:	70,808	38,943

Notes: WHITECAP

ECF (4134 BIG GLEN) 1.900 => TCV: 73,992

2022 Est. T.C.V. 006-862-001-00 = 1,226,471

Est. TCV/Total Floor Area = 657.63

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
602,500	602,500	602,500	135,424	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,700	0	4,468	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
613,200	613,200	613,200	139,892	139,892	0	

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Valuation Report

DB: 2022Ga

45-006-862-002-00	2022 Est. T.C.V.	HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 408		6383 S KRULL LN
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	84.00	379.27	1.0537	0.9831	10000	100		870,122
84 Actual Front Feet, 0.73 Total Acres					Total	Est.	Land Value =	870,122

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements	True	Cash Value =		5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Space Heater
Ground Area = 400 SF Floor Area = 400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	400		
		Total:		43,115	23,714

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		
Water Well, 100 Feet	1	4,764	2,620		

Built-Ins					
Appliance Allow.	1	1,418	780		

Totals: 53,873 29,631

Notes: 6349 RANCHETTE

ECF (4134 BIG GLEN) 1.900 => TCV: 56,299

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	600		
		Total:		61,819	34,000

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	887	488		

Water/Sewer					
1000 Gal Septic	1	3,689	2,029		

Porches					
CCP (1 Story)	60	1,295	712		

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Built-Ins

Appliance Allow.	1	1,418	780
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Fireplaces

Exterior 1 Story	1	4,299	2,364
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Totals:	73,407	40,373
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Notes:

ECF (4134 BIG GLEN) 1.900 => TCV: 76,709

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls C Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 806 SF Floor Area = 1209 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	806		
			Total:	124,224	68,323

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,277	702
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Water/Sewer

1000 Gal Septic	1	4,209	2,315
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Porches

CPP	66	1,305	718
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Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	473	260
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Base Cost	1280	26,714	14,693
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Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	460	18,455	10,150
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Built-Ins

Appliance Allow.	1	2,394	1,317
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Fireplaces

Exterior 1 Story	1	5,635	3,099
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Totals:	184,686	101,577
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Notes: 6383 LAKESIDE

ECF (4134 BIG GLEN) 1.900 => TCV: 192,996

2022 Est. T.C.V. 006-862-002-00

= 1,201,126

Est. TCV/Total Floor Area = 543.74

2021 Assessed	MBOR	S.E.V.
587,200	587,200	587,200

Base for Cap	C.P.I.
144,506	3.30

2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	4,768	0

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
600,600	600,600	600,600	149,274	149,274	0

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Valuation Report

DB: 2022Ga

45-006-862-003-00	2022 Est. T.C.V.	HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 408		6387 S KRULL LN
Map #: 52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE B 10K	70.00	488.60	1.1129	1.0211	10000	100		795,524
70 Actual Front Feet, 0.79 Total Acres					Total Est.		Land Value =	795,524

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	952		
			Total:	97,783	53,779

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,064	585		
Water/Sewer					
1000 Gal Septic	1	3,937	2,165		
Built-Ins					
Appliance Allow.	1	1,673	920		
Fireplaces					
Exterior 1 Story	1	4,938	2,716		
	Totals:	109,395	60,165		

Notes: 6387 SEA BREEZE

ECF (4134 BIG GLEN) 1.900 => TCV: 114,314

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: TENNIS COURT

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	6.14	7200	1.00	100	44,208

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 61,891

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,891

2022 Est. T.C.V. 006-862-003-00 = 976,729

Est. TCV/Total Floor Area = 1025.98

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
481,400	481,400	481,400	129,220	3.30		
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	4,264	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
488,400	488,400	488,400	133,484	133,484	0	

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Valuation Report

DB: 2022Ga

45-006-898-001-01	2022 Est. T.C.V.	AMERICAN TOWER CORPORATION
Property Class: 210		6401 W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table .

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total	Acres			Est. Land Value =	0

<< 2022 Statement (Current Year Statement) >>

Bought	Bldgs. on
During	Leased Land
2006	80,190*84%
Prior	
Total	80,190
TCV->	67,360

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	80,190	TBL	67,360
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	80,190	TCV=	67,360	Assessed Value=	33,700
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2022 Est. T.C.V. 006-898-001-01 = 67,360

Est. TCV/Total Floor Area = 70.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,900	34,900	34,900	34,820	3.30	
2022 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	-1,120	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,700	33,700	33,700	35,969	33,700	0

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Valuation Report

DB: 2022Ga

45-006-898-002-01	2022 Est. T.C.V.	AT&T MOBILITY LLC
Property Class: 210		6401 W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table .

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total	Est.	Land Value =	0

<< 2022 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	36,540	TBL	36,540
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	36,540	TCV=	36,540
Assessed Value=			18,300

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 77

Base Rate for Upper Floors = 34.74

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.40 100%
Adjusted Square Foot Cost for Upper Floors = 50.14

Total Floor Area: 299	Base Cost New of Upper Floors =	14,993
	Reproduction/Replacement Cost =	14,993
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	12,294
Cost Estimate over-riden by Assessor. Flat value of 26,100 used		

ECF (2201 COMMERCIAL)	1.400 => TCV of Bldg: 1 =	36,540
Replacement Cost/Floor Area= 50.14	Est. TCV/Floor Area= 122.21	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 36,540

2022 Est. T.C.V. 006-898-002-01 = 36,540

Est. TCV/Total Floor Area = 122.21

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,700	17,700	17,700	17,700	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	584	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,300	18,300	18,300	18,284	18,284	0	

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2022	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	10,200	10,200	10,200	7,912	7,912	0

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Parcel Number: 45-006-898-002-10

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Valuation Report

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45-006-898-004-00	2022 Est. T.C.V.	CENTURYTEL OF MICHIGAN INC
Property Class: 201		S WOODRIDGE DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total	Est.	Land Value =	0

<< 2022 Statement (Current Year Statement) >>

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	13,254	TBL	13,254
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	13,254	TCV=	13,254
Assessed Value=			6,600

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 30.40

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.68 100%
Adjusted Square Foot Cost for Upper Floors = 46.08

Total Floor Area: 225 Base Cost New of Upper Floors = 10,368

Reproduction/Replacement Cost = 10,368

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 7,465

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD DECK	5.46	634	1.00	39	1,350
TW DECK	1.66	225	1.00	90	336
EXTRA SHEATHING	0.90	225	1.06	90	193
INSULATION	0.60	225	1.06	90	129
LIGHTING	1.37	225	1.06	90	294

ECF (2202-H COMMERCIAL HOMESTEAD) 1.357 => TCV of Bldg: 1 = 13,254

Replacement Cost/Floor Area= 66.17 Est. TCV/Floor Area= 58.91

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,254

2022 Est. T.C.V. 006-898-004-00 = 0

Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0		

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Valuation Report

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45-006-900-001-00	2022 Est. T.C.V.	BECKY THATCHER DESIGN
Property Class: 251		5795 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-001-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-002-10	2022 Est. T.C.V.	VERIZON WIRELESS
Property Class: 251		6401 W STATE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-002-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-003-01	2022 Est. T.C.V.	SERBIN REAL ESTATE
Property Class: 251		6675 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-003-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-003-03	2022 Est. T.C.V.	PROUT RENTAL #1 LLC
Property Class: 251		5955 S OAK ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-003-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-004-00	2022 Est. T.C.V.	LAKESHORE INN LLC
Property Class: 251		5793 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-004-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-004-01	2022 Est. T.C.V.	AB A2 HOSPITALITY LLC
Property Class: 251		5793 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-004-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-005-00	2022 Est. T.C.V.	SIEPKER FRANK & BARBARA
Property Class: 251		5989 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-005-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-005-03	2022 Est. T.C.V.	CSEA INC
Property Class: 251		6544 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-005-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-006-00	2022 Est. T.C.V.	AT&T MOBILITY LLC
Property Class: 251		6401 W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-006-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-006-10	2022 Est. T.C.V.	T-MOBILE CENTRAL LLC
Property Class: 251		6401 W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-006-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-006-20	2022 Est. T.C.V.	ASPEN WIRELESS
Property Class: 251		6401 W STATE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-006-20	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-007-00	2022 Est. T.C.V.	BLUEWATER HOUSE
Property Class: 251		7929 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-007-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-008-01	2022 Est. T.C.V.	ENHANCED PHYSICAL THERAPY
Property Class: 251		5915 RAY ST 5
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-008-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-008-02	2022 Est. T.C.V.	OLD SCHOOL MANAGEMENT LLC
Property Class: 251		6363 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-008-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-008-03	2022 Est. T.C.V.	JANJO STACY
Property Class: 251		6363 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-008-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-008-04	2022 Est. T.C.V.	BALLOU CARL
Property Class: 251		6363 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-008-04	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-009-05	2022 Est. T.C.V.	KMW PROPERTY MANAGEMENT LLC
Property Class: 251		6298 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

<< 2022 Statement (Current Year Statement) >>

Bought	Furniture	Machinery
During	& Fixtures	& Equipment
2011	2,039*27%	545*33%
2010	1,653*24%	
Prior		
Total	3,692	545
TCV->	948	180

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	4,237	TCV=	1,128
Assessed Value=			600

2022 Est. T.C.V. 006-900-009-05		=	0
Est. TCV/Total Floor Area =	0.00		
2021 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			C.P.I.
			3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped
0	0	0	0
			->Taxable<-
			PRE/MBT
			0

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Valuation Report

DB: 2022Ga

45-006-900-009-07	2022 Est. T.C.V.	FIRST DATA MERCHANT SVCS CORP
Property Class: 251		6249 W RIVER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-009-07	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-010-00	2022 Est. T.C.V.	CONSUMERS ENERGY
Property Class: 551		5615 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Electric
During	Transmission
2021	245,254*96%
2020	228,485*93%
2019	283,283*90%
2018	381,171*86%
2017	205,089*82%
2016	168,664*78%
2015	1,191,632*74%
2014	250,434*70%
2013	287,652*67%
2012	432,932*64%
2011	76,034*61%
2010	515,301*58%
2009	64,848*55%
2008	115,012*52%
2007	75,726*50%
Prior	3,039,427*50%
Total	7,560,944
TCV->	4,855,648

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	7,560,944	TBL	4,855,648

Adjustment: ROW 2,188

Total Cost New= 7,560,944 TCV= 4,857,836 Assessed Value= 2,428,900

2022 Est. T.C.V. 006-900-010-00 = 4,857,836

Est. TCV/Total Floor Area = 21590.38

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,378,300	2,378,300	2,378,300	2,378,300	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
50,600	0	133,200	-74,200	8,400		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,428,900	2,428,900	2,428,900	2,428,900	2,428,900	0	

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Valuation Report

DB: 2022Ga

45-006-900-011-00	2022 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 251		5000 S WOOD RIDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Computer Equipment
2021	10,424*91%	182,330*89%		2021	27,522*60%
2020	26,718*80%	129,283*76%		2020	5,514*44%
2019	4,207*69%	95,001*67%		2019	35,752*32%
2018	194,960*61%	109,044*60%		2018	5,214*24%
2017	209,623*53%	97,589*54%	265*44%	2017	1,867*19%
2016	84,437*47%	236,994*49%	3,550*41%	2016	106,751*15%
2015	62,044*42%	351,782*45%	6,252*38%	2015	28,153* 8%
2014	138,319*37%	99,848*42%	5,725*35%	Prior	665,620* 8%
2013	208,022*33%	58,744*38%	120,282*33%	Total	876,393
2012	146,832*29%	96,765*36%	4,402*31%	TCV->	103,501
2011	4,945*27%	32,177*33%	4,119*29%		
2010	13,726*24%				
2009	11,349*22%				
2008	215,714*19%	29,561*28%	233*25%		
2007	145,641*12%	66,051*23%	7,840*17%		
Prior	1,322,738*12%	2,243,440*23%	25,776*17%		
Total	2,799,699	3,828,609	178,444		
TCV->	716,256	1,365,905	53,979		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	7,683,145	TCV=	2,239,641	Assessed Value=	1,119,800
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2022 Est. T.C.V. 006-900-011-00		=	2,239,641
Est. TCV/Total Floor Area = 9953.96			
2021 Assessed	MBOR	S.E.V.	Base for Cap
1,187,400	1,187,400	1,187,400	1,187,400
2022	New	Eq. Adjustment	Loss
0	0	67,600	94,100
2022 Assessed	MBOR	S.E.V.	Capped
1,119,800	1,119,800	1,119,800	1,119,800
			->Taxable<-
			PRE/MBT

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Valuation Report

DB: 2022Ga

45-006-900-011-10	2022 Est. T.C.V.	DLL FINANCE LLC
Property Class: 251		RD HICKORY STIC
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Machinery
During	& Equipment
2021	331,738*89%
2017	107,378*54%
Prior	
Total	439,116
TCV->	353,231

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	439,116	TCV=	353,231
Assessed Value=			176,600

2022 Est. T.C.V. 006-900-011-10		=	353,231
Est. TCV/Total Floor Area = 1569.92			
2021 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	0
			C.P.I.
			3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment
176,600	0	176,600	0
2022 Assessed	MBOR	S.E.V.	Capped
176,600	176,600	176,600	176,600
			->Taxable<-
			PRE/MBT
			176,600

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Valuation Report

DB: 2022Ga

45-006-900-020-00	2022 Est. T.C.V.	MARLIN LEASING CORP
Property Class: 251		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-020-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-021-00	2022 Est. T.C.V.	MICHIGAN TODS
Property Class: 251		S SUNSET DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-021-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-023-00	2022 Est. T.C.V.	TYCO INTEGRATED SECURITY LLC
Property Class: 251		5000 HOMESTEAD RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-023-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-023-01	2022 Est. T.C.V.	ADT LLC
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-023-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-024-00	2022 Est. T.C.V.	WILDFLOWERS
Property Class: 251		6127 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-024-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-025-00	2022 Est. T.C.V.	NORTHWOODS RETAIL LLC
Property Class: 251		6053 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-025-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-031-00	2022 Est. T.C.V.	GLEN CRAFT MARINA & RESORT INC
Property Class: 251		6391 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-031-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-035-01	2022 Est. T.C.V.	GREAT LAKES COCA-COLA DISTRIBUTION
Property Class: 251		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-035-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-035-10	2022 Est. T.C.V.	AMERICAN BOTTLING COMPANY
Property Class: 251		6444 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-035-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-036-00	2022 Est. T.C.V.	CRYSTAL HARBOR MARINA INC
Property Class: 251		5664 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

<< 2022 Statement (Current Year Statement) >>

Bought	Furniture	Machinery
During	& Fixtures	& Equipment
Prior	367*12%	8,426*23%
Total	367	8,426
TCV->	44	1,938

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	8,793	TCV=	1,982	Assessed Value=	1,000
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2022 Est. T.C.V. 006-900-036-00	=	0
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Est. TCV/Total Floor Area = 0.00

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-900-037-00	2022 Est. T.C.V.	GRAYHAWK LEASING LLC
Property Class: 251		PEPSICO
Map #:	GLEN ARBOR TOWNSHIP	,

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-037-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-041-00	2022 Est. T.C.V.	PETOSKEY PETES
Property Class: 251		5972 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-041-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap C.P.I.	
0 0 0	0 3.30	
2022 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 0 0	0 0 0	
2022 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
0 0 0	0 0 0	

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Valuation Report

DB: 2022Ga

45-006-900-044-00	2022 Est. T.C.V.	DUNESWOOD
Property Class: 251		7194 S DUNE HWY
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-044-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-045-00	2022 Est. T.C.V.	AMERIGAS PROPANE LP
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-045-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-046-01	2022 Est. T.C.V.	COTTONSEED
Property Class: 251		6501 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-046-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-046-02	2022 Est. T.C.V.	TOTEM SHOP PROPERTIES LLC
Property Class: 251		6521 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-046-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-047-00	2022 Est. T.C.V.	PITNEY BOWES GLOBAL FINANCIAL SVCS
Property Class: 251		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-047-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-047-10	2022 Est. T.C.V.	PITNEY BOWES INC
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-047-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-049-01	2022 Est. T.C.V.	PICARD APPRAISALS
Property Class: 251		6408 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-049-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-049-04	2022 Est. T.C.V.	DOCTOR BEAR TOTAL BODY HEALTH CARE
Property Class: 251		6408 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-049-04	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-051-01	2022 Est. T.C.V.	ON THE NARROWS MARINA
Property Class: 251		8137 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-051-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-053-01	2022 Est. T.C.V.	CIT BANK NA
Property Class: 251		6487 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-053-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-053-20	2022 Est. T.C.V.	CIT TECHNOLOGY FINANCING SERVICES I
Property Class: 251		3276 W TRUMBULL RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-053-20	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-054-00	2022 Est. T.C.V.	ARTS TAVERN
Property Class: 251		6487 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

<< 2022 Statement (Current Year Statement) >>

Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During	Consumer Coin Oper.
2021		16,223*89%		2021	
2020		8,201*76%		2020	
2019		14,074*67%		2019	
2018	4,354*61%	14,390*60%		2018	
2017		104,276*54%	2,972*44%	2017	
2016		12,766*49%	4,106*41%	2016	
2015		33,743*45%		2015	
2014		18,608*42%		2014	
2013	4,784*33%	8,907*38%		2013	
2012		13,779*36%		2012	
2011		10,917*33%		2011	
2010		3,783*31%	742*28%	Prior	1,500*15%
2009	1,645*22%	2,824*29%		Total	1,500
2008		2,531*28%		TCV->	225
Prior	11,921*12%	71,610*23%	1,605*17%		
Total	22,704	336,632	9,425		
TCV->	6,028	155,417	3,472		

Bought	Computer
During	Equipment
2021	4,237*60%
2017	1,280*19%
Prior	1,716* 8%
Total	7,233
TCV->	2,922

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	11,392
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	377,494	TCV=	179,456	Assessed Value=	89,700
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2022 Est. T.C.V. 006-900-054-00		=	179,456		
Est. TCV/Total Floor Area = 797.58					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,400	89,400	89,400	89,400	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
300	0	8,500	-7,100	1,100	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,700	89,700	89,700	89,700	89,700	89,700

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Valuation Report

DB: 2022Ga

45-006-900-060-01	2022 Est. T.C.V.	GLEN ARBOR QUICK STOP LLC
Property Class: 251		6052 W RIVER RD
Map #:	GLEN ARBOR TOWNSHIP	LAKE CITY, MI 49651

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-060-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-063-00	2022 Est. T.C.V.	BOONE DOCKS INC
Property Class: 251		5858 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought During 2021	Furniture & Fixtures	Machinery & Equipment	Bought During 2021	Computer Equipment
2019	3,617*69%		2019	5,118*32%
2018	5,892*61%		2018	1,673*24%
2017	853*53%	28,939*54%	2017	773*19%
2016	6,378*47%		2016	
2015	1,317*42%		2015	529* 8%
2014	35,363*37%	56,408*42%	Prior	58,111* 8%
2013		7,604*38%	Total	66,204
2012		20,765*36%	TCV->	6,878
2011		14,317*33%		
2010	2,128*24%	10,815*31%		
2009	1,166*22%	13,544*29%		
2008		7,804*28%		
2007	1,805*12%	24,445*23%		
Prior	32,460*12%	140,471*23%		
Total	90,979	331,777		
TCV->	28,057	107,736		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	488,960	TCV=	142,671
Assessed Value=			71,300

2022 Est. T.C.V. 006-900-063-00	=	142,671		
Est. TCV/Total Floor Area = 634.09				
2021 Assessed MBOR	S.E.V.	Base for Cap	C.P.I.	
74,200	74,200	74,200	3.30	
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	2,900	3,000	-5,300
2022 Assessed MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,300	71,300	71,300	71,300	71,300

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Valuation Report

DB: 2022Ga

45-006-900-063-06	2022 Est. T.C.V.	SMUCKER FOODSERVICE INC
Property Class: 251		5858 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-063-06	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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DB: 2022Ga

45-006-900-064-00	2022 Est. T.C.V.	DAVIS & EWING LLC
Property Class: 251		6444 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-064-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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45-006-900-068-00	2022 Est. T.C.V.	FOOTHILLS MOTEL & CAFE
Property Class: 251		7097 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-068-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-068-01	2022 Est. T.C.V.	SUDERMEYER SAMUEL L
Property Class: 251		7097 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-068-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-068-05	2022 Est. T.C.V.	BROOKHAVEN LTD
Property Class: 251		7273 S BROOKS RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-068-05	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-069-00	2022 Est. T.C.V.	CRYSTAL RIVER CORP
Property Class: 251		5664 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-069-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

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45-006-900-071-00	2022 Est. T.C.V.	DISH NETWORK LLC
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-071-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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DB: 2022Ga

45-006-900-071-01	2022 Est. T.C.V.	DISHNET SATELLITE BROADBAND LLC
Property Class: 251		GLEN ARBOR TOWNSHIP VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-071-01	=	0				
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-900-073-00	2022 Est. T.C.V.	CENTURYTEL BROADBAND SRVC LLC
Property Class: 251		6928 S MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-073-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-074-00	2022 Est. T.C.V.	RUTH CONKLIN STUDIO
Property Class: 251		6632 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-074-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-074-10	2022 Est. T.C.V.	GA ARAGON INVESTMENTS LLC
Property Class: 251		5921 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Furniture
During	& Fixtures
2021	100*91%
Prior	
Total	100
TCV->	91

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	100	TCV=	91
Assessed Value=			0

2022 Est. T.C.V. 006-900-074-10 = 91

Est. TCV/Total Floor Area = 0.40

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

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Valuation Report

DB: 2022Ga

45-006-900-077-00	2022 Est. T.C.V.	RANDAMARI LLC
Property Class: 251		5705 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-077-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-077-01	2022 Est. T.C.V.	LE BEAR RESORT LLC
Property Class: 251		5707 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-077-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-078-00	2022 Est. T.C.V.	DIRECTV INC
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-078-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-087-00	2022 Est. T.C.V.	CHERRY REPUBLIC INC
Property Class: 251		6026 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought During 2021	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Bought During 2021	Computer Equipment
2020	10,000*80%	10,000*89%	5,000*84%	2020	5,000*44%
2019	10,000*69%	35,000*67%	10,000*55%	2019	10,000*32%
2015		20,000*45%		2015	
2014	5,000*37%	5,000*42%	5,000*35%	Prior	64,896* 8%
2013	9,477*33%	8,507*38%	6,627*33%	Total	79,896
2012	6,827*29%	6,083*36%	44,730*31%	TCV->	10,592
2011		4,719*33%	1,760*29%		
2010	7,749*24%	3,856*31%	889*28%		
2009	4,281*22%	549*29%	30,121*26%		
2008	1,100*19%	6,077*28%			
2007	919*12%	2,032*23%			
Prior	40,054*12%	50,031*23%	784*17%		
Total	95,407	151,854	108,911		
TCV->	29,784	65,460	38,786		

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New=	436,068	TCV=	144,622	Assessed Value=	72,300
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2022 Est. T.C.V. 006-900-087-00 = 144,622

Est. TCV/Total Floor Area = 642.76

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,800	72,800	72,800	72,800	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	500	0	0	500	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,300	72,300	72,300	72,300	72,300	72,300	

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Valuation Report

DB: 2022Ga

45-006-900-087-10	2022 Est. T.C.V.	FEDERAL EXPRESS CORPORATION
Property Class: 251		6026 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-087-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-100-03	2022 Est. T.C.V.	GLEN ARBOR ARTISANS
Property Class: 251		5964 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-100-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-102-00	2022 Est. T.C.V.	CONOPCO INC
Property Class: 251		VARIOUS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-102-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	3.30	
2022	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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Valuation Report

DB: 2022Ga

45-006-900-103-00	2022 Est. T.C.V.	THOMPSON STUART W & DOROTHY J
Property Class: 251		5926 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-103-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-103-02	2022 Est. T.C.V.	THOMPSON STUART W & DOROTHY J
Property Class: 251		5926 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-103-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-103-04	2022 Est. T.C.V.	NEW LEAF INTERIORS LLC
Property Class: 251		5938 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-103-04	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-114-16	2022 Est. T.C.V.	GENTLE WINDS CONDO ASSOCIATION
Property Class: 251		S HOMESTEAD RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-114-16	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-03	2022 Est. T.C.V.	EDWARDS ELIZABETH T
Property Class: 251		5873 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-06	2022 Est. T.C.V.	WORSLEY CAROL
Property Class: 251		6362 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-06	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-14	2022 Est. T.C.V.	UP NORTH VENTURES LLC
Property Class: 251		6260 W RIVER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-14	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-43	2022 Est. T.C.V.	WIESEN PROPERTIES LLC
Property Class: 251		6066 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-43	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-70	2022 Est. T.C.V.	UNIFI EQUIPMENT FINANCE
Property Class: 251		6012 S LAKE SHL
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-70	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-86	2022 Est. T.C.V.	GLEN LAKE BEAUTY SALON
Property Class: 251		5915 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-86	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-122-93	2022 Est. T.C.V.	MARTIN COMPANY OF GLEN ARBOR
Property Class: 251		6404 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-122-93	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-123-19	2022 Est. T.C.V.	MILL GLEN ARBOR LLC THE
Property Class: 251		5440 W HARBOR HWY
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-123-19	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0

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Valuation Report

DB: 2022Ga

45-006-900-127-39	2022 Est. T.C.V.	HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 251		6375 S KRULL LN
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-127-39	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-129-00	2022 Est. T.C.V.	DTE GAS COMPANY
Property Class: 551		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Office
During	Elec., etc.
2020	562*64%
2019	562*55%
2018	5,916*49%
2017	26,157*44%
2016	127*41%
2015	4,359*38%
2014	1,205*35%
2013	49,154*33%
2011	21,052*29%
Prior	
Total	109,094
TCV->	39,533

Bought	Gas
During	Distribution
2021	150,177*93%
2020	350,202*87%
2019	210,568*81%
2018	302,051*76%
2017	222,170*71%
2016	253,175*67%
2015	22,628*63%
2014	47,467*59%
2013	131,037*55%
2012	80,822*51%
2011	116,918*47%
2010	204,770*43%
2009	22,588*39%
2008	168,594*35%
2007	5,565*32%
Prior	2,044,486*32%
Total	4,333,218
TCV->	2,194,215

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	11,456	50	5,728
15 & 16. Cable, Utility & Cellular Assets	4,333,218	TBL	2,194,215
Total Cost New=	4,453,768	TCV=	2,239,476
Assessed Value=	1,119,700		

2022 Est. T.C.V. 006-900-129-00 = 2,239,476

Est. TCV/Total Floor Area = 9953.23

2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,099,400	1,099,400	1,099,400	1,099,400	3.30		
2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
20,300	0	0	94,900	-50,800	23,800	
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,119,700	1,119,700	1,119,700	1,119,700	1,119,700	0	

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Valuation Report

DB: 2022Ga

45-006-900-136-00	2022 Est. T.C.V.	DEVETTE & FORD INS AGY INC
Property Class: 251		6669 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-136-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

45-006-900-138-00 2022 Est. T.C.V. SPECTRUM MID-AMERICA LLC
 Property Class: 251
 Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>			
Bought	Office	Bought	Computer
During	Elec., etc.	During	Equipment
2021		2021	36,734*60%
2020		2020	26,236*44%
2019		2019	21,116*32%
2018		2018	31,018*24%
2017		2017	44,993*19%
2016		2016	23,118*15%
2015		2015	20,346* 8%
2014		Prior	96,823* 8%
2013		Total	300,384
2012	3,419*31%	TCV->	69,176
Prior			
Total	3,419		
TCV->	1,060		

Bought	Table	Table	Bought	Table
During	G1	G2	During	G4
2021	42,807*92%	56,950*92%	2021	1,604*94%
2020	57,694*77%	8,962*77%	2020	1,117*84%
2019	51,222*65%	1,150*65%	2019	15,247*74%
2018	45,993*55%		2018	16,224*66%
2017	78,012*46%		2017	28,004*55%
2016	76,509*39%		2016	23,757*37%
2015	72,002*33%		2015	37,567*24%
2014	71,501*27%		2014	34,810*18%
2013	86,695*23%		2013	3,632*14%
2012	20,309*19%		Prior	
2011	8,768*16%		Total	161,962
2010	2,998*14%		TCV->	64,419
2009	3,888*12%			
2008	4,345*10%			
2007	12,200*8%			
2006	6,634*7%			
2005	5,444*6%			
2004	16,724*5%			
2003	39,659*5%			
2002	170,086*5%			
Prior				
Total	873,490	67,062		
TCV->	290,952	60,595		

Bought	Table
During	G5
2021	248*94%
2020	113*84%
2019	2,243*74%
Prior	
Total	2,604
TCV->	1,988

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	1,105,118	TBL	417,954

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Valuation Report

DB: 2022Ga

Parcel Number: 45-006-900-138-00

Page: 2

Total Cost New=	1,408,921	TCV=	488,190	Assessed Value=	244,100
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2022 Est. T.C.V. 006-900-138-00	=	488,190
---------------------------------	---	---------

Est. TCV/Total Floor Area = 2169.73

2021 Assessed	MBOR	S.E.V.
226,500	226,500	226,500

Base for Cap	C.P.I.
226,500	3.30

2022 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
17,600	0	0	57,800	-39,100	1,100

2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,100	244,100	244,100	244,100	244,100	244,100

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Valuation Report

DB: 2022Ga

45-006-900-139-00	2022 Est. T.C.V.	GOOD HARBOR GRILL
Property Class: 251		6584 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-139-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-139-03	2022 Est. T.C.V.	GOOD HARBOR GRILL II LLC
Property Class: 251		6584 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-139-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-142-00	2022 Est. T.C.V.	LEELANAU COFFEE ROASTING CO
Property Class: 251		6445 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-142-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-142-02	2022 Est. T.C.V.	NORTHWOODS HOME AND GIFT
Property Class: 251		6445 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-142-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-147-00	2022 Est. T.C.V.	SPORTSMAN SHOP THE
Property Class: 251		5914 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-147-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-148-01	2022 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 251		6281 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-148-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-155-00	2022 Est. T.C.V.	WALTER & NISONGER INVESTMENTS INC
Property Class: 251		5998 W RIVER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-155-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-156-02	2022 Est. T.C.V.	CABIN FEVER
Property Class: 251		5917 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-156-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-156-03	2022 Est. T.C.V.	EVOLVE
Property Class: 251		5917 MANITOU BLVD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-156-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-156-07	2022 Est. T.C.V.	GLEN LAKE CHAMBER OF COMMERCE
Property Class: 251		6298 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-156-07	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-156-08	2022 Est. T.C.V.	BAY WEAR INC
Property Class: 251		5919 S RAY ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-156-08	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-161-01	2022 Est. T.C.V.	AB A2 HOSPITALITY LLC
Property Class: 251		6680 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-161-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-162-02	2022 Est. T.C.V.	HOPPER MICHAEL
Property Class: 251		6654 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-162-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-164-00	2022 Est. T.C.V.	TRI GAS DISTRIBUTING
Property Class: 251		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-164-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-165-00	2022 Est. T.C.V.	FERRELLGAS INC
Property Class: 251		
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-165-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-176-03	2022 Est. T.C.V.	WARNES ELSIE M TRUST
Property Class: 251		5921 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-176-03	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-180-00	2022 Est. T.C.V.	GLEN ARBOR BED & BREAKFAST
Property Class: 251		6548 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-180-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-184-10	2022 Est. T.C.V.	HAYSTACKS LLC
Property Class: 251		6453 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	BIRMINGHAM, MI 48009

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-184-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

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45-006-900-196-00	2022 Est. T.C.V.	GORDON FOOD SERVICE INC
Property Class: 251		1 WOODRIDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-196-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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45-006-900-203-01	2022 Est. T.C.V.	RICKER EDWIN & ELAINE
Property Class: 251		7953 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-203-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-203-15	2022 Est. T.C.V.	HILL HAVEN COTTAGES
Property Class: 251		7982 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-203-15	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

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45-006-900-203-19	2022 Est. T.C.V.	VIASAT INC
Property Class: 251		8097 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-203-19	=	0				
Est. TCV/Total Floor Area = 0.00						
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	3.30		
2022	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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45-006-900-205-00	2022 Est. T.C.V.	J3B LLC
Property Class: 251		6391 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-205-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

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45-006-900-206-00	2022 Est. T.C.V.	ARCTIC GLACER INC
Property Class: 251		W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-206-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-208-00	2022 Est. T.C.V.	AMERICAN WASTE
Property Class: 251		W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-208-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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45-006-900-530-09	2022 Est. T.C.V.	PEPPLER LINDA CPA
Property Class: 251		6266 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-530-09	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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45-006-900-549-00	2022 Est. T.C.V.	CAMP FIREFLY CONDOMINIUM ASSOCIATIO
Property Class: 251		1 CAMP FIREFLY
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-549-00	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-600-10	2022 Est. T.C.V.	DE LAGE LANDEN FINANCIAL SERVICES I
Property Class: 251		7688 W HARBOR HWY
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-600-10	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

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45-006-900-661-04	2022 Est. T.C.V.	FOREST GALLERY LLC
Property Class: 251		6023 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-661-04	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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DB: 2022Ga

45-006-900-661-05	2022 Est. T.C.V.	LAKE STREET STUDIOS LLC
Property Class: 251		6023 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-661-05	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-662-11	2022 Est. T.C.V.	LUCAMATI LLC
Property Class: 251		6365 S WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-662-11	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-662-17	2022 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 251		6060 S OAK ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Machinery
During	& Equipment
2019	100*67%
2018	112*60%
Prior	
Total	212
TCV->	134

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	212	TCV=	134
Assessed Value=			100

2022 Est. T.C.V. 006-900-662-17		=	134			
Est. TCV/Total Floor Area =	0.60					
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100	100	100	100	3.30		
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100	100	100	100	100	100	

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Valuation Report

DB: 2022Ga

45-006-900-663-06	2022 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 251		5963 S OAK ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-663-06	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-700-01	2022 Est. T.C.V.	HUGHES NETWORK SYSTEMS LLC
Property Class: 251		6997 S GLEN LAKE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-700-01	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-700-13	2022 Est. T.C.V.	GLEN LAKE YACHT CLUB
Property Class: 251		6617 S SUNSET DR
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-700-13	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-738-08	2022 Est. T.C.V.	HOUTTEMAN LEE J & PAMELA M
Property Class: 251		6296 W COTTAGE LN
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-738-08	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0

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Valuation Report

DB: 2022Ga

45-006-900-790-05	2022 Est. T.C.V.	ARABELLA LLC
Property Class: 251		6640 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>

Bought	Furniture	Office
During	& Fixtures	Elec., etc.
2019		119*55%
2018	110*61%	
Prior		
Total	110	119
TCV->	67	65

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	229	TCV=	132
Assessed Value=			100

2022 Est. T.C.V. 006-900-790-05		=		132
Est. TCV/Total Floor Area =	0.59			
2021 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
100	100	100	100	3.30
2022 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2022 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
100	100	100	100	100

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Valuation Report

DB: 2022Ga

45-006-900-790-45	2022 Est. T.C.V.	GREAT LAKES TEA & SPICE
Property Class: 251		6640 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-790-45	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-790-46	2022 Est. T.C.V.	6610 W WESTERN AVE LLC
Property Class: 251		6610 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-790-46	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-790-47	2022 Est. T.C.V.	TRACEY & FOX LAW FIRM
Property Class: 251		6610 W WESTERN AVE
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-790-47	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-835-02	2022 Est. T.C.V.	BALLOU CARL H
Property Class: 251		5819 S OAK ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-835-02	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0

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Valuation Report

DB: 2022Ga

45-006-900-835-05	2022 Est. T.C.V.	BALLOU CARL H
Property Class: 251		6205 W EGELER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

<< 2022 Statement (Current Year Statement) >>
Form 5076 Accepted

2022 Est. T.C.V. 006-900-835-05	=	0
Est. TCV/Total Floor Area = 0.00		
2021 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
0 0 0	0	3.30
2022 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 0 0	0	0 0
2022 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
0 0 0	0	0 0